



Enid Street, Bermondsey, SE16 3EX

A bright and well laid out two bedroom, two bathroom apartment on the fifth floor of the sought after Bolanachi Building, with lift access and allocated underground parking, moments from Bermondsey Underground Station and Southwark Park.

The flat boasts a generous open plan kitchen and living area with angled floor to ceiling glazing and direct access to a large private balcony with open views towards Tower Bridge, the City skyline, St Paul's Cathedral and a glimpse of The Shard. The layout gives a real sense of openness and light, with plenty of room for both dining and relaxing.

Both bedrooms are comfortable doubles with new carpets, and the main bedroom includes a recently refurbished en suite. A separate modern bathroom sits off the hallway, along with built in storage.

The building is well located for Bermondsey Street, Maltby Street Market and Spa Terminus, with Monmouth Coffee, Kernel Brewery and a wide mix of independent bars, cafés and food spots close by. Excellent transport links make it easy to reach London Bridge, the City and Canary Wharf.

Chain free.

Leasehold
108 years left on the lease

- Chain Free
- Fifth Floor With Lift Access
- Large Balcony with Landmark Views
- Refurbished En Suite Plus Main Bathroom
- Allocated Underground Car Parking Space
- Naturally Bright Apartment with Dual Aspect
- Close to Bermondsey Station, Southwark Park, Maltby Street and Spa Terminus Markets
- New Bedroom Carpets
- Open Plan Living with Modern Kitchen

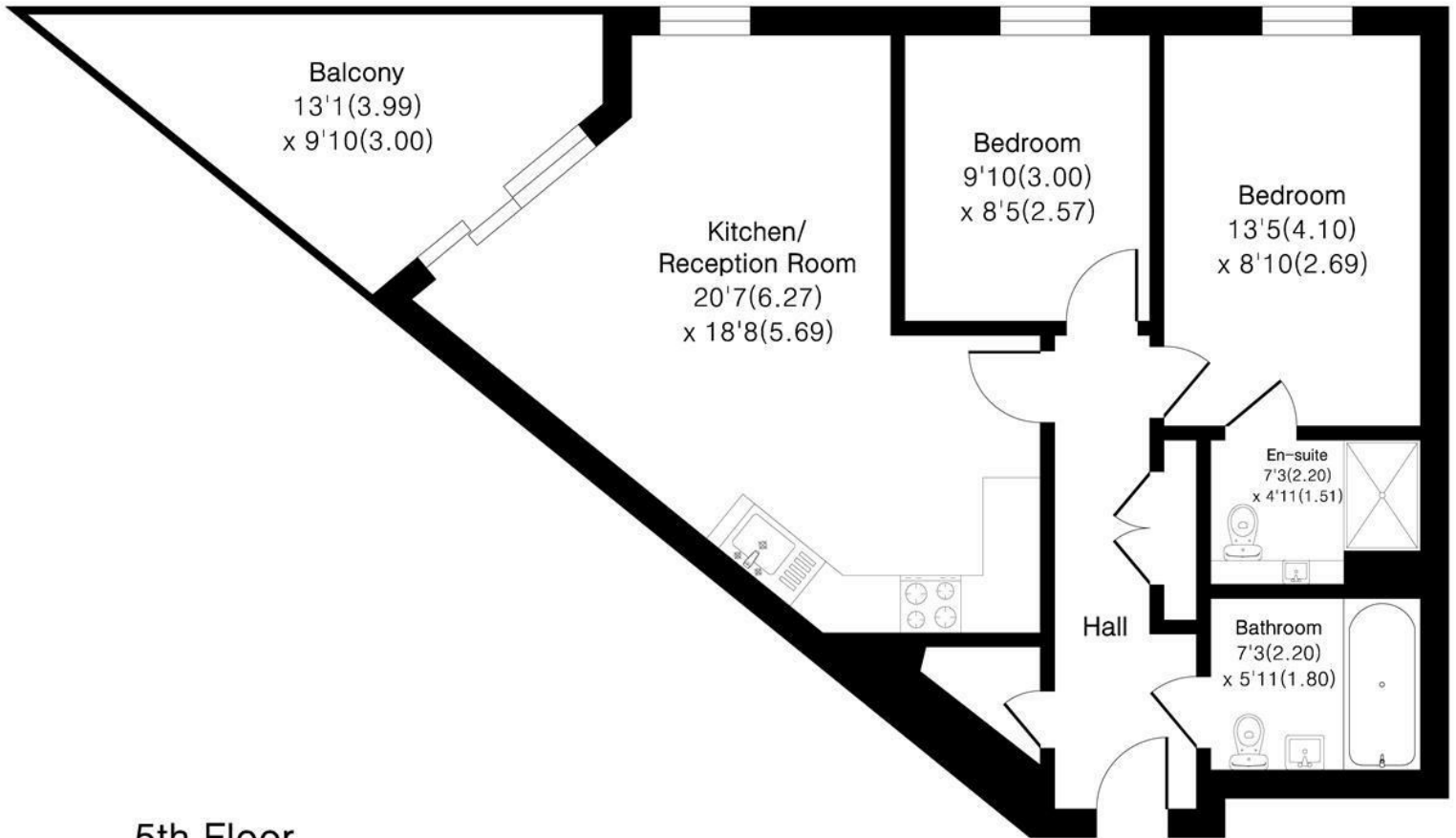
Alex & Matteo
ESTATE AGENTS

Offers in excess of £500,000

Bolanachi Building, SE16

Approximate Area = 680 sq ft / 63.1 sq m

For identification only - Not To Scale



5th Floor



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Alex & Matteo Estate Agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	