



## Cherry Garden Street, London, SE16 4PE

Guide Price £400,000 to £425,000.

A naturally bright chain free two bedroom top floor maisonette steps from the River Thames in one of the most sought-after Bermondsey locations. The property boasts a neutrally decorated living room, a modern separate kitchen with plenty of storage space, and a stylish bathroom. The top floor boasts two double bedrooms with plenty of storage space. The apartment is located moments from Bermondsey Underground and Rotherhithe Overground Stations as well as a plethora of local cafes. The Bermondsey Biscuit Factory Regeneration and Canada Water Masterplan are just moments away. The greenery of Southwark Park and the charm of Rotherhithe Village are just around the corner, while Shad Thames, award-winning markets like Maltby Street and Spa Terminus, and a plethora of restaurants, bars, and artisan bakeries and breweries nestled under the railway arches are all less than a 15-minute walk away. Residents Car Permit Available

Council tax band B  
service charge £2120 per year  
Ground Rent: £10 per year

The seller is willing to extend the lease to 178 as part of the sale (currently 88)

Council tax and, where applicable, lease information, service charges, ground rent, property size, are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- Chain Free
- Top Floor Duplex Apartment
- Neutrally Decorated and Naturally Bright
- Moments from Southwark Park and Underground Station
- Tranquil Location Steps From River Thames Path
- Residents Car Permit Available
- Peaceful Residential Location

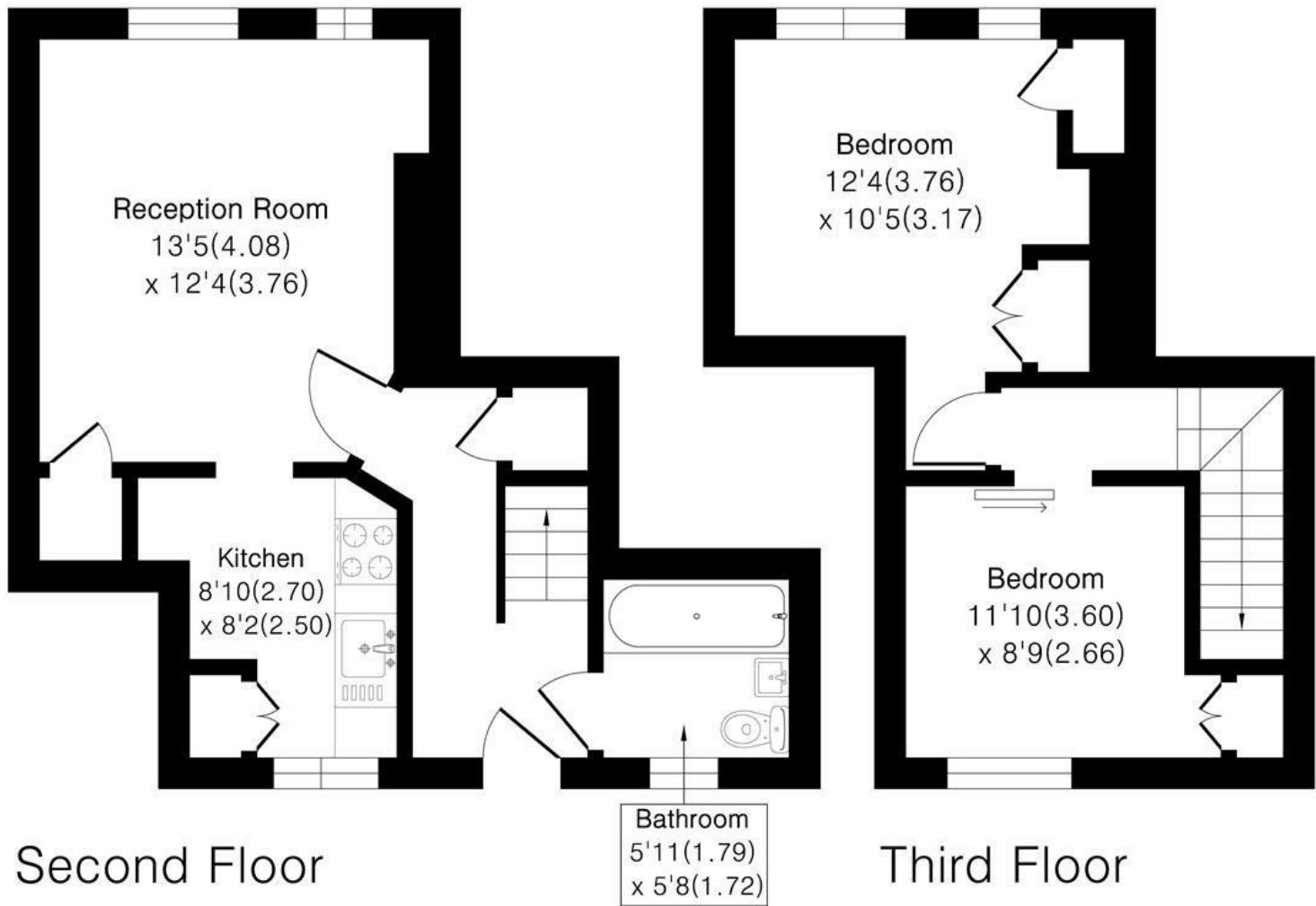
**Alex & Matteo**  
ESTATE AGENTS

**Guide price £400,000**



# Cherry Garden House SE16

Approximate Area = 613 sq ft / 56.9 sq m



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

