



Marden Square Southwark Road, London, SE16 2JA

Offers Over £425,000 Leasehold

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Nestled in the vibrant area of Marden Square, London, this charming four-bedroom duplex apartment presents an excellent opportunity for families or those seeking ample space in a bustling urban environment. The property boasts a well-designed layout that maximises both comfort and functionality.

As you enter, you are greeted by a welcoming atmosphere that flows throughout the home. The spacious living areas are perfect for relaxation and entertaining, while the four generously sized bedrooms offer a peaceful retreat for rest and rejuvenation. The single bathroom is conveniently located, ensuring ease of access for all residents.

Marden Square is known for its lively community spirit, with a variety of local amenities, shops, and parks just a stone's throw away. The area is well-connected by public transport, making it easy to explore the wider attractions of London. Whether you are commuting for work or enjoying a day out in the city, you will find that this location offers both convenience and charm.

This apartment is not just a place to live; it is a home where memories can be made. With its ideal combination of space, location, and community, this property is a must-see for anyone looking to settle in one of London's most desirable areas. Don't miss the chance to make this lovely house your new home.

- TOP FLOOR DUPLEX APARTMENT
- FOUR BEDROOMS
- SPACIOUS KITCHEN DINER
- BRIGHT AND SPACIOUS LOUNGE
- PRIVATE BALCONY
- MOMENTS FROM BERMONDSEY JUBILEE STATION
- NO ONWARD CHAIN
- REMAINING LEASE 89 YEARS
- GROUND RENT £10.00
- SERVICE CHARGE £5,472 PA (INCLUDES HEATING OF THE WATER AND CENTRAL HEATING)

Viewing

Please contact our Oppida Estates Ltd Office on 0207 232 2222 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	72
		England & Wales	
		EU Directive 2002/91/EC	



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