



## Jamaica Road, London, SE16 4RT

Oppida is delighted to present this charming one bedroom apartment, situated on the first floor of a well-maintained ex-local authority block on Jamaica Road, London. This property offers a perfect blend of comfort and convenience, making it an excellent choice for first-time buyers or investors alike.

Upon entering, you will find a reception room that provides a welcoming atmosphere, ideal for relaxation or entertaining guests. The apartment features a well-appointed bedroom, ensuring a peaceful retreat at the end of the day. The bathroom is functional and well-kept, catering to all your daily needs.

One of the standout features of this property is the private roof terrace, offering a delightful outdoor space to enjoy fresh air and sunshine. The apartment is equipped with double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year. Additionally, the property benefits from parking, a valuable asset in this bustling area of London.

Location is key, and this apartment does not disappoint. It is just a minute's walk from Bermondsey Jubilee Line station, providing excellent transport links to the rest of London. The nearby River adds to the charm of the area, offering scenic walks and leisure opportunities.

In summary, this well-maintained one-bedroom apartment on Jamaica Road is a fantastic opportunity for those looking to enter the property market or expand their investment portfolio. With its desirable features and prime location, it is not to be missed.

**£305,000 Leasehold**

Hallway

Via hardwood door, double glazed widow to front, storage cupboard, gas radiator, wood effect vinyl flooring.

Lounge

13'4" x 12'12" (4.06 x 3.96)  
Double glazed windows to front, gas radiator, feature fire fire place, wood effect vinyl flooring, double doors to bedroom.

Bedroom One

10'6" x 29'2" (3.20 x 8.9)  
Double glazed windows to rear, gas radiator, fitted wardrobes, storage cupboard, wood effect vinyl flooring.

Kitchen

10'6" x 8'9" (3.20 x 2.67)  
Double glazed windows to rear, inset white single drainer 1½ bowl sink unit with mixer taps, gas oven and hobs with extractor fan, plumbing for washing machine and dishwasher, storage cupboard, a range of modern wall and base units, tiled flooring.

Bathroom

33'3" x 14'5" (10.13 x 4.4)  
Pedestal wash hand basin, low level WC, panelled bath with telephone type shower attachment, gas radiator, vinyl flooring..



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	1	1
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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England & Wales		EU Directive 2002/91/EC