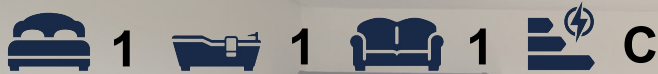




Marden Square, London, SE16 2JB

£295,000 Leasehold



Oppida are delighted to present this charming one-bedroom apartment located on the fourth floor of a well-maintained ex-local authority building in Marden Square, London. Built between 1960 and 1969, this property offers a blend of modern comfort and classic design.

Upon entering, you will find a bright and spacious lounge that serves as the heart of the home, providing a welcoming atmosphere for both relaxation and entertaining. The lounge seamlessly connects to a modern fitted kitchen, which is equipped to meet all your culinary needs. One of the standout features of this apartment is the private balcony, an ideal spot to unwind with a book or enjoy a morning coffee while taking in the views.

The apartment also benefits from a communal heating system, ensuring warmth and comfort throughout the colder months.

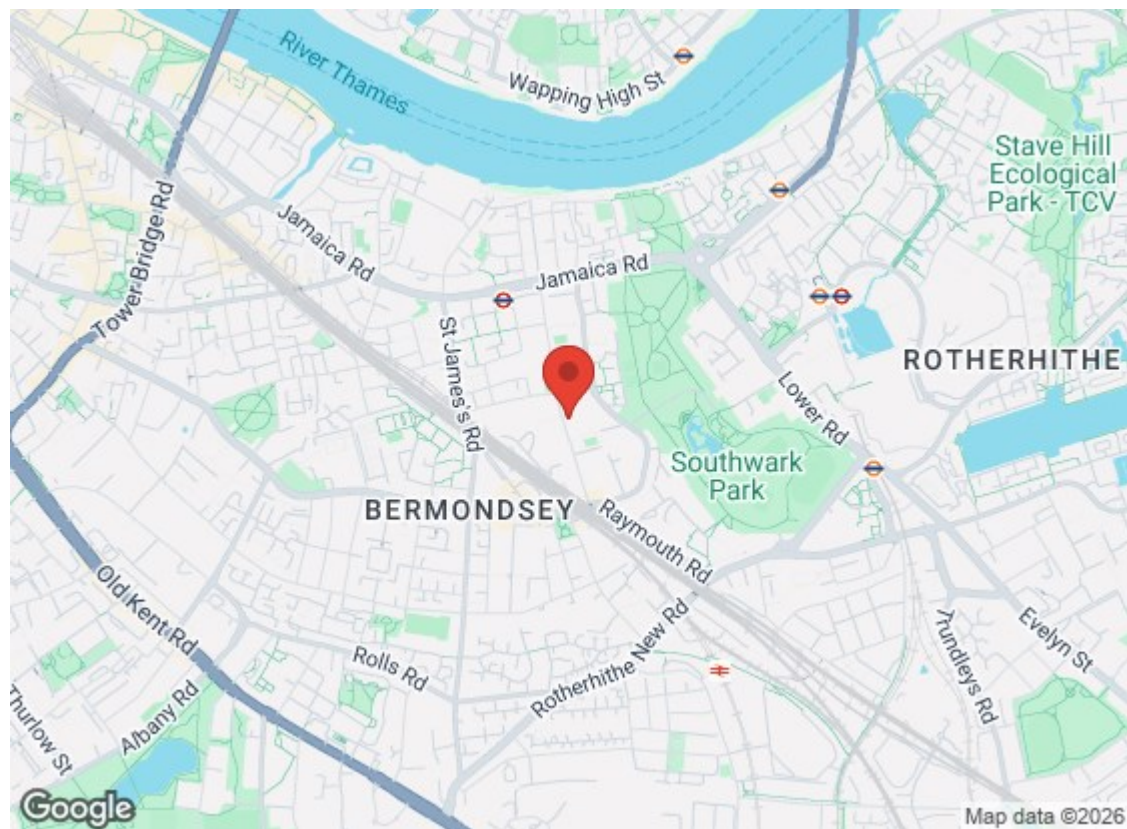
Location is key, and this property does not disappoint. It is conveniently situated just a short walk from Bermondsey Jubilee Line station, making commuting to central London a breeze. Additionally, the apartment is directly opposite the popular Southwark Park, providing ample green space for leisurely strolls, picnics, or outdoor activities.

This one-bedroom apartment is perfect for first-time buyers or those seeking a comfortable city retreat. With its excellent transport links and proximity to local amenities, it presents a wonderful opportunity to enjoy the vibrant lifestyle that London has to offer. Don't miss your chance to make this delightful property your new home.

- ONE DOUBLE BEDROOM
- VERY WELL PRESENTED BY THE PRESENT VENDOR
- MOMENTS FROM BERMONDSEY JUBILEE LINE STATION
- PRIVATE BALCONY
- MODERN FITTED KITCHEN
- EXTENDED REMAINING LEASE 190 YEARS
- Service Charge £2,903 (communal boiler)
- Ground rent £10.00
- Council Tax Band B

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			
		73	79
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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