



35 Kirby Estate, Bermondsey, SE16 2JL

Nestled within the sought-after Kirby Estate in Bermondsey, this two double bedroom apartment, offers a delightful living experience. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The well-appointed bathroom ensures convenience for all residents.

As you enter, you will be greeted by a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. The split-level maisonette design adds a unique touch, enhancing the overall appeal of the property.

Situated just a short stroll from the Bermondsey Jubilee line station, this home is ideally located for those who commute or wish to explore the vibrant city of London. The area is known for its lively atmosphere and community spirit, making it a popular choice for families and professionals alike.

This property is very well presented, reflecting a sense of care and attention to detail that is sure to impress. With its combination of comfort, style, and convenience, this home is an excellent opportunity for anyone looking to settle in a desirable location. Don't miss the chance to make this lovely house your new home.

- Two Double Bedroom
- Split Level Masionette
- Close to Bermondsey Jubilee Station
- Modern Fitted Kitchen
- No Onward Chain

£430,000 Leasehold

Lounge

12'0 x 11'11 (3.66m x 3.63m)
Double glazed windoes to rear, gas radiator, storage cupboard, laminated flooring.

Kitchen

10'0 x 7'0 (3.05m x 2.13m@0.00m)
double glazed window to front, ibnset single drainer one bowl sink unit with mixer tap, oven and hob with extractor hood, space for upright fridge/freezer, a range of wall and base unit.

Bedroom One

12 x 9'3 (3.66m x 2.74m'0.91m)
Double glazed windows to rear, gas radiator, laminated flooring

Beroom Two

13'0 x 9'0 (3.96m x 2.74m)
Double glazed windows to front, gas radiator, fitted carpert

bathroom

Dopuble glazed windows to front, vanity enclosed wash hand basin, low level W/C, shower cubical, tiled flooring,

Landing

sStorage cupboard housing the washing machine, fitted carpet.



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		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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