



Burton House Marigold Street, London, SE16 4PG

Nestled on Cherry Garden Street in the vibrant heart of London, this charming two-bedroom flat offers a delightful blend of comfort and convenience. Situated on the first floor of a well-maintained local authority block, this dual aspect apartment is designed to maximise space and light, making it an ideal home for individuals or small families.

The property features two generously sized double bedrooms, providing ample room for relaxation and rest. The modern fitted kitchen is perfect for culinary enthusiasts, while the bright lounge serves as a welcoming space for entertaining or unwinding after a long day. From the lounge, you can step out onto your own private balcony, a lovely spot to enjoy a morning coffee or an evening breeze.

The location is particularly advantageous, as it is just moments away from the local amenities of Bermondsey and Rotherhithe, offering a variety of shops, cafes, and restaurants to explore. Furthermore, excellent transport links ensure that you can easily navigate the city, with the River Thames within eyesight, adding to the charm of this delightful neighbourhood.

This property presents a wonderful opportunity for those seeking a spacious and well-located home in London. Don't miss your chance to make this lovely flat your own.

- TWO DOUBLE BEDROOM
- MODERN KITCHEN
- PRIVATE BALCONY
- MOMENTS FROM BERMONDSEY STATION
- EYESIGHT OF THE RIVER THAMES
- NEWLY EXTENDED LEASE 175 YEARS REMAINING.

£400,000 Leasehold

Hallway

Via hardwood door, Entryphone, storage cupboard, gas radiator, fitted Capet.

Lounge

14'0 x 11'2 (4.27m x 3.40m)
double glazed windows to rear, door to balcony, gas radiator, fitted carpet.

kitchen

9'0 x 7'0 (2.74m x 2.13m)
Double glazed window to front, inset stainless steel single drainer sink unit with mixer tap, plumbing for washing machine, space for freestanding gas cooker extractor hood and upright fridge/freezer, breakfast bar, a range of wall and base units, tiled flooring.

Bedroom One

11'7 x 11'0 (3.53m x 3.35m)
Double glazed window to rear, gas radiator, fitted carpet.

Bedroom Two

13'0 x 8'3 (3.96m x 2.51m)
double glazed windows front, further window to side aspect, gas radiator, fitted carpet.

Bathroom

Double glazed windows to front, pedestal wash hand basin, low level W/C, panel bath with shower unit above, heated tower rail, tiled flooring.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC