



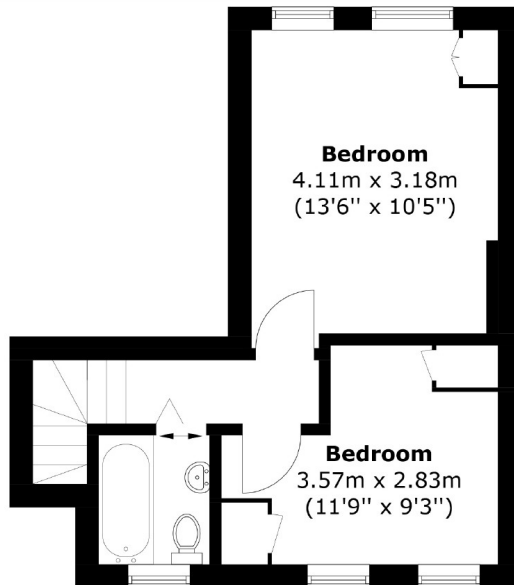
## West Lane, SE16

£450,000

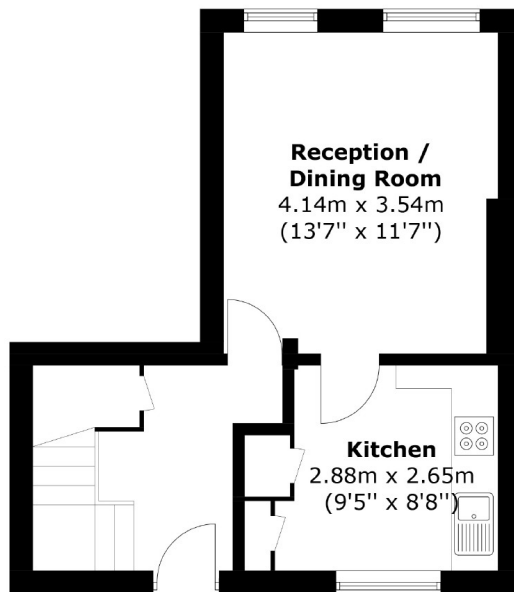
This well-presented and spacious two-bedroom duplex offers comfortable living with plenty of potential. Featuring a generously sized living area, a separate kitchen and natural light. Conveniently located close to a plethora of shops, amenities, and excellent transport links. Energy Rating: E.

Ideal for commuters, this property offers convenient access to both rail and bus services, with Bermondsey Station just 0.2 miles away and Rotherhithe Station 0.5 miles away, you have easy access to the City.

Lovely View of the Shard, Separate Lounge, Easy Access to the City, Large Windows, Natural Light, Chain Free



### Third Floor



### Second Floor

Total area: Approx. 59.7 sq. meters (642.6 sq. feet)

ea2  
35A Wapping High Street,  
London, E1W 1NR  
020 7702 3456  
sales@ea2group.com

Energy Rating: E We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.