



## 2 Haven Way, London, SE1 3FL

Generous and naturally bright two double bedroom two bathroom apartment in a contemporary portered residential complex in the heart of Bermondsey.

The property boasts a spacious dual aspect open plan kitchen featuring floor to ceiling windows and a Juliet balcony, a generous double bedroom with plenty of storage space, the master bedroom ensuite with bespoke built-in wardrobe and additional Juliet balcony, and a stylish family bathroom.

The property comes with an allocated gated underground car parking and access to a secure bicycle storage.

Few steps down from their front door, residents can enjoy 24hr concierge service including refrigerated storage space to take care of their food deliveries, and communal landscaped grounds.

The property is located a short walk from Bermondsey Street, Maltby Street Market, Shad Thames, London Bridge and Bermondsey underground stations, the River Thames, and the greenery of Spa Gardens.

Service Charge: £4,638.04

Ground Rent: £450.00

Years on the Lease: 133

Council Tax Band: E

Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- No Onward Chain
- Underground Car Parking Space
- 24hr Concierge
- Two Double Bedrooms
- Two Bathrooms
- Dual Aspect
- Superb Condition
- Close to Bermondsey Street

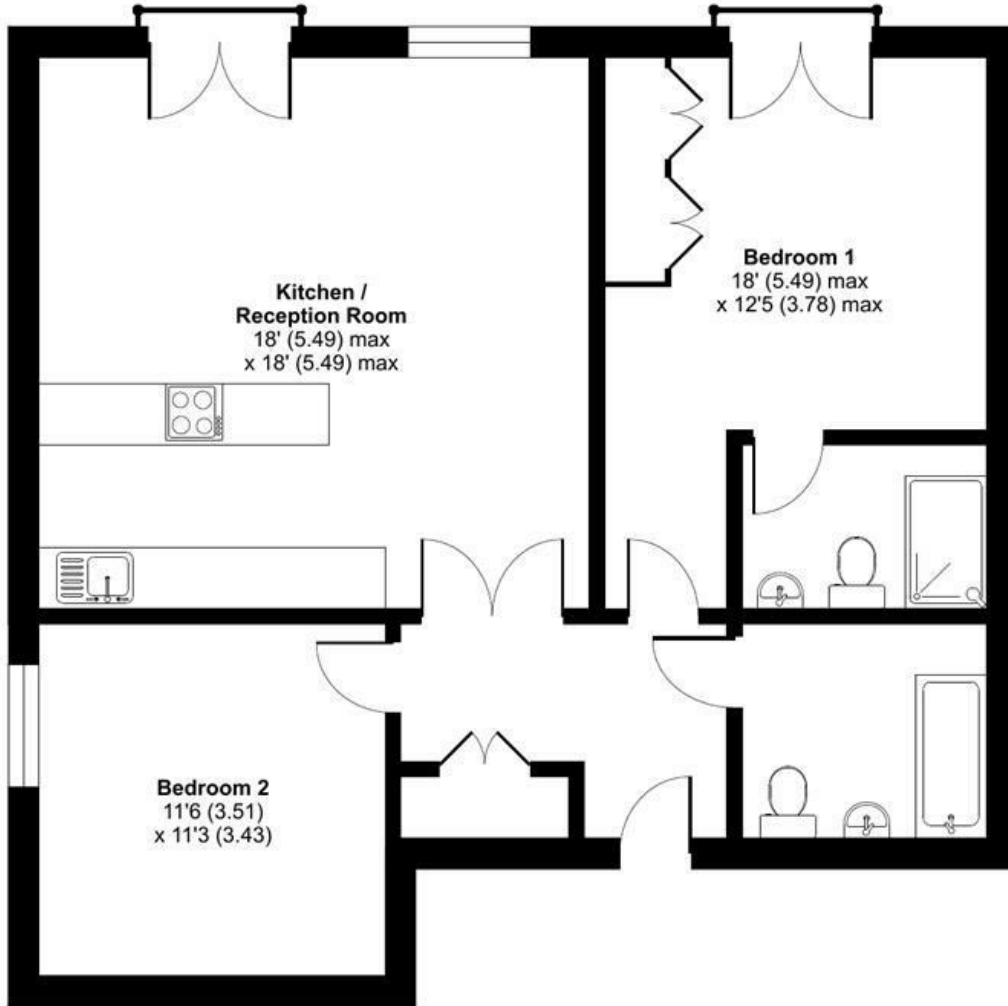
**Alex & Matteo**  
ESTATE AGENTS

**Offers in excess of £600,000**

# Haven Way, London, SE1

Approximate Area = 841 sq ft / 78.1 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Alex & Matteo Estate Agents. REF: 1023482.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	