



Kite House, London, SE1 5ZS

Modern two double bedroom apartment in the heart of vibrant Bermondsey. The property comprises of a spacious open plan living area overlooking the communal landscaped grounds, a modern kitchen with plenty of storage space, the generous master bedroom featuring a built-in wardrobe and dressing area, a well proportioned second double bedroom currently used as an office, and a stylish family bathroom. Additional storage space can be found in the four cupboards by the hallway. Onsite benefits includes gated bicycle storage and a communal garden.

Leasehold
 111 years left on the lease
 Service charge including sinking funds: £2382 per year
 Ground rent: peppercorn
 Council Tax Band D

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.

- Modern Two Double Bedroom Apartment
- Generous Open Plan Living Area
- Stylish Bathroom
- Ample Storage Space
- Gated Bicycle Storage Room
- Close to Transport Links and Plethora of Local Amenities
- Quiet and Green Residential Area
- Low Service Charge
- Naturally Bright
- CHAIN FREE

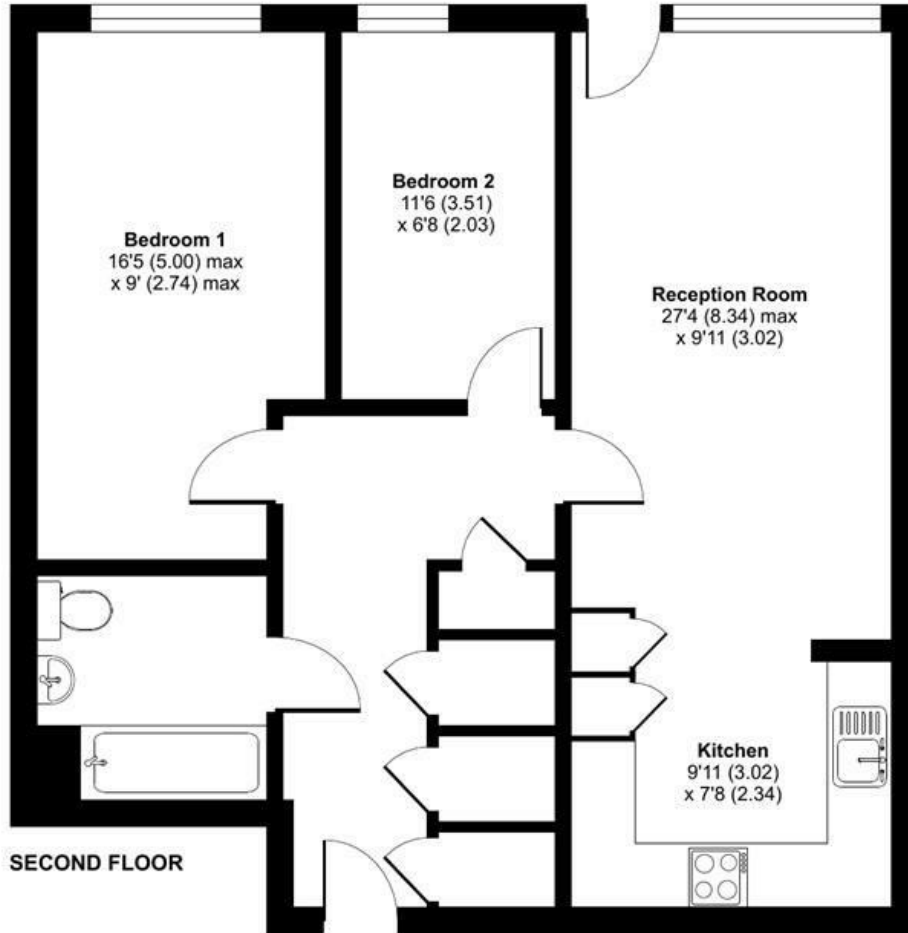
Alex & Matteo
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£425,000

Lynton Road, London, SE1

Approximate Area = 702 sq ft / 65.2 sq m

For identification only - Not to scale



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Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Alex & Matteo Estate Agents. REF: 1076450

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	