

## Lockwood Square, London, SE16 2HY

A sleek three-bedroom top floor duplex apartment offered with no onward chain in the heart of the ever-so popular Bermondsey. Recently renovated to a high standard, the property boasts a naturally bright reception room leading onto a very generous south facing balcony ideal for entertaining, a bespoke kitchen with plenty of space to dine, and a contemporary guest washroom. Upstairs are two generous double bedrooms complimented by built-in-wardrobes, a third well proportioned bedroom, a stylish family bathroom as well as the second balcony.

There are a plethora of transport links on the property's doorstep such as bus links and Bermondsey underground station.

Located moments from the greenery of Southwark Park, a short stroll from a plethora of local independent boutiques, gyms, artisan shops, bakeries, breweries and cafes, as well as the upcoming regeneration plan in the former Biscuit Factory, the apartment is ideal for those looking for a private place to retreat without sacrificing location and easy access to some of the best aspects of city life.

### Leasehold

92 years left on the lease

Service charge: £3611.52 per annum including heating and hot water

Ground Rent: £10 per annum

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.

- Chain Free
- Newly Refurbished
- Top Floor Duplex Apartment
- Two Balconies
- Naturally Bright Livingroom
- Guest Washroom + Family Bathroom

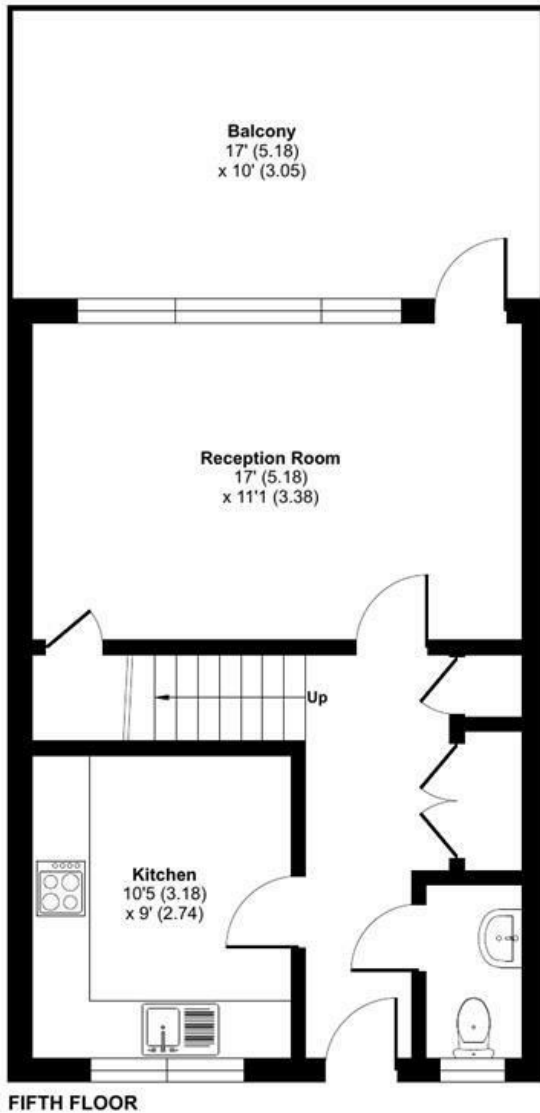
**Alex & Matteo**  
ESTATE AGENTS

**£475,000**

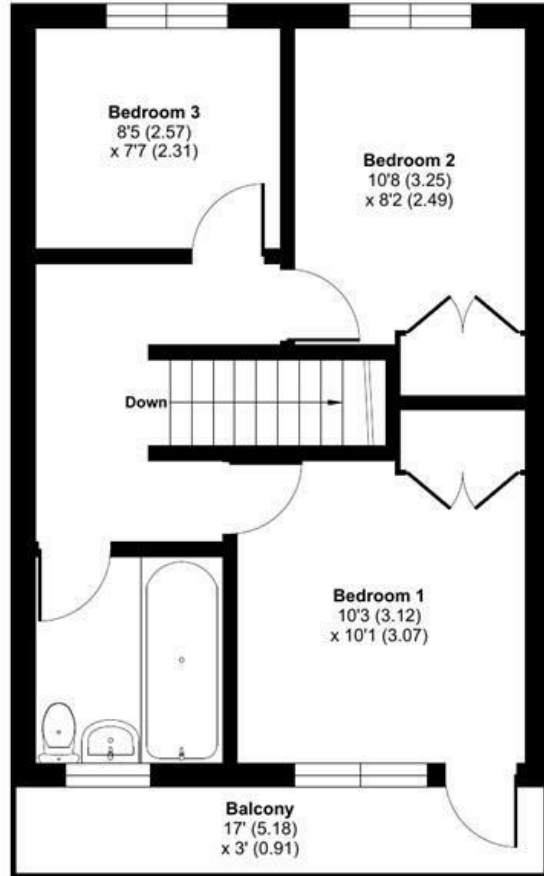
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Approximate Area = 868 sq ft / 80.6 sq m

For identification only - Not to scale



FIFTH FLOOR



SIXTH FLOOR

**Alex & Matteo**  
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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: 1087432.

