



Sun Passage, London, SE16 4AF

Immaculately presented chain-free one bedroom apartment with generous balcony in sought-after modern gated development.

Located in the heart of Bermondsey, moments from the underground station and a plethora of local cafes, restaurants, and boutique shops, the apartment boasts a generous open plan living area leading into the private balcony, a fully equipped kitchen, a good sized double bedroom, and a modern bathroom.

Leasehold: 111 years left on the lease
 Service charge: £2115.84 per annum
 Ground Rent: £0 per annum
 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.

The property has been purchased originally as a share of ownership and it is now for sale as a whole (100% share).

- Modern Apartment in Prime Location Bermondsey
- Chain Free
- Immaculately Presented
- Private and Secluded Balcony
- Plethora of Local Amenities
- Moments from Underground Station

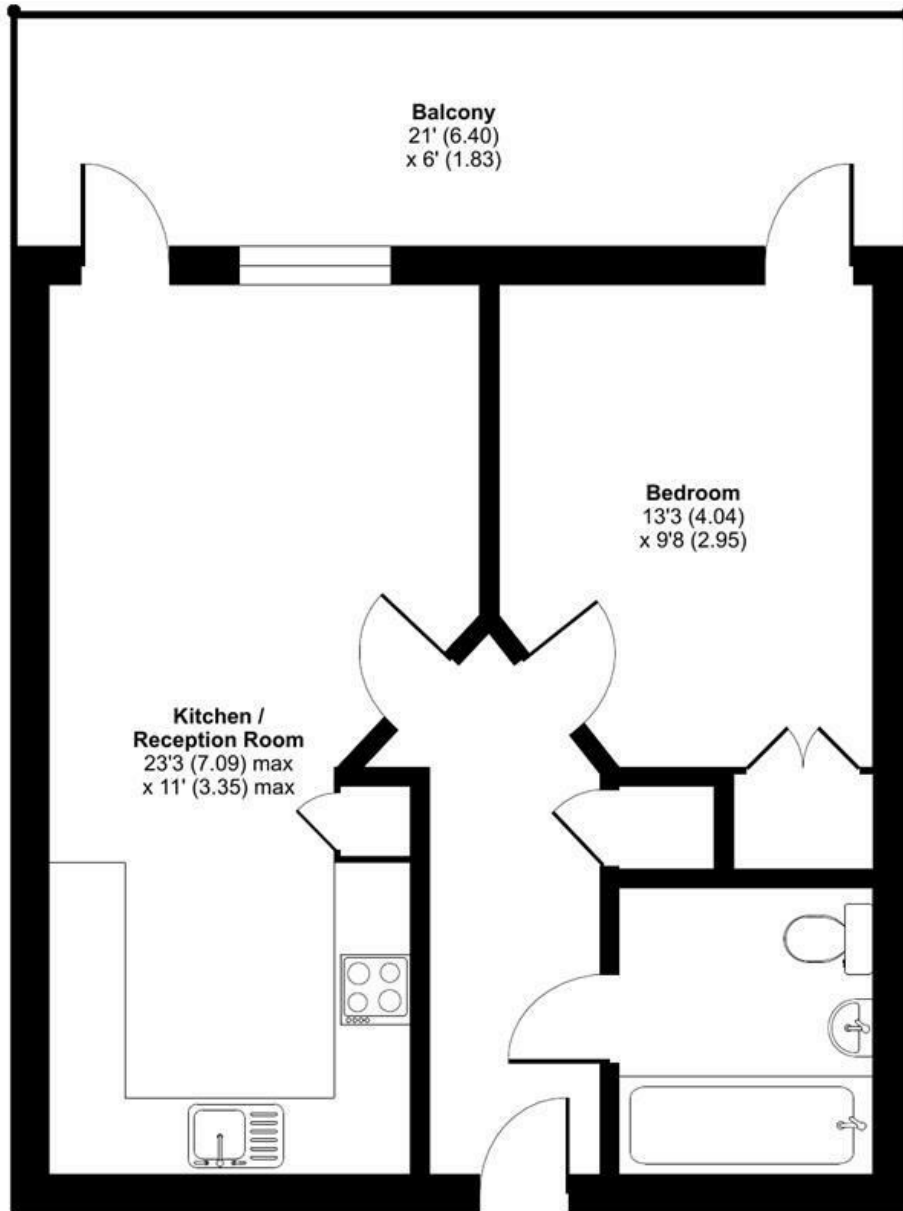
Alex & Matteo
 ESTATE AGENTS

Offers in excess of £375,000

Prospect House, Sun Passage, London, SE16

Approximate Area = 505 sq ft / 47 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hyde Housing Association. REF: 1069026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		87	87
(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	