



## 160 Abbey Street, London, SE1 3NR

A generous and full of character two bedroom apartment split over two floors in a unique Period Public House conversion, a short walk from a plethora of local amenities, including ever so popular Bermondsey Street, Maltby Street and Spa Terminus markets.

On the first floor the property boast a spacious open-plan kitchen and reception room with floor to ceiling windows and a stylish washroom. The second floor features two spacious double bedrooms with plenty of built-in storage and a sleek family bathroom.

This full of character conversion apartment is excellent for those looking for a private place to retreat without sacrificing location and easy access to the city.

Share of Freehold  
 Years left on the Lease - 107 years  
 Annual Service Charge - £3,215.04  
 Annual Ground Rent - £100 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.

- Period Public House Conversion
- Generous Duplex Apartment
- Built In Storage
- Open-Plan Living
- Spacious Bedrooms
- Short Walk From Independent Boutique Shops, Cafes, Restaurants, Spa Terminus Market

**Alex & Matteo**  
 ESTATE AGENTS

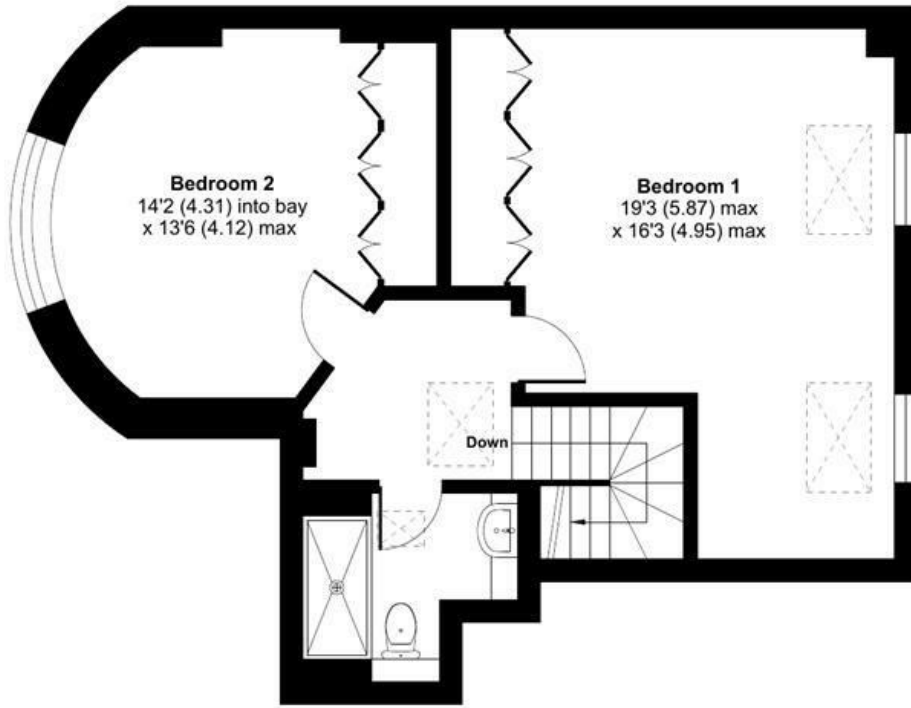
**Offers in excess of £725,000**



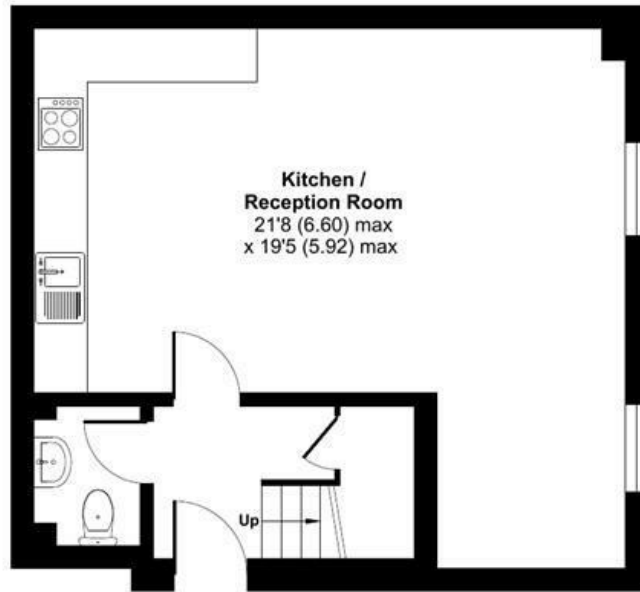
# Abbey Street, London, SE1

Approximate Area = 979 sq ft / 90.9 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST 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: 1106465

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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