



## Slippers Place, London, SE16 2EQ

Guide Price: £500,000 to £525,000. A stylish three bedroom garden duplex apartment located in ever-so-popular Bermondsey, a short walk away from the greenery of Southwark Park as well as Bermondsey underground station.

Featuring a sleek kitchen on the ground floor with plenty of natural light, washroom and a spacious reception and dining room with access to the balcony and a built-in storage space. The property also has a generous garden. Boasting three bedrooms on the second floor as well as a stylish family bathroom.

The surrounding area boasts a plethora of local amenities such as grocery stores, restaurants, cafes as well as being a walk away from the Biscuit Factory Regeneration Plan, Canada Water Masterplan, the River Thames, as well as m Spa Terminus and Maltby Street Markets.

Years left on the lease - 105 years  
Annual Service Charge - £2170  
Annual Ground Rent - £10  
Council Tax Band - C

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.

- Generous Maisonette Split Over Two Floors
- Private Garden
- Plenty of Storage Space
- Prime Location
- Residents Car Parking
- Excellent Transport Links

**Alex & Matteo**  
ESTATE AGENTS

**Guide price £500,000**

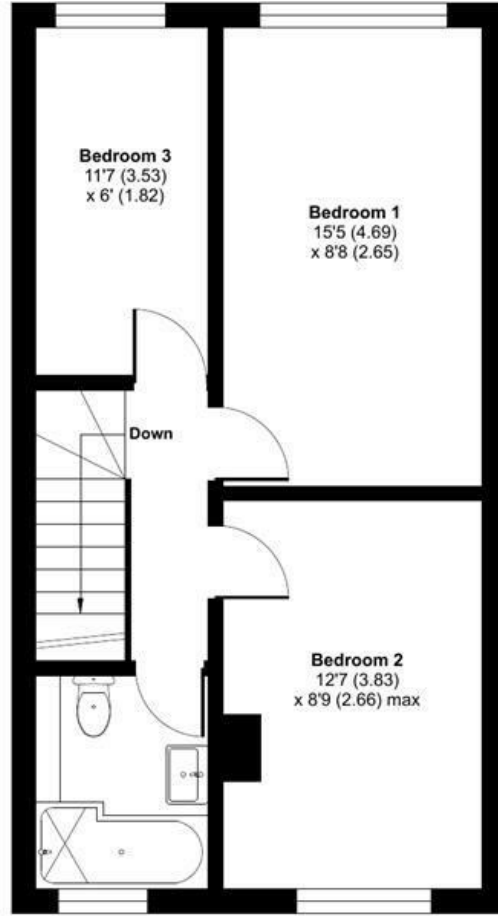
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Approximate Area = 854 sq ft / 79.3 sq m

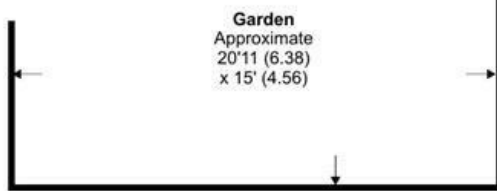
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1120756

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	70	81
England & Wales	EU Directive 2002/91/EC	