



## Spa Road, London, SE16 3FD

A stylish two bedroom two bathroom apartment located in ever so popular Bermondsey, moments from a plethora of independent cafes, restaurants, boutique grocery shops as well as award winning markets.

The property boasts a large reception room with access to a generous private south facing patio spanning the width of the apartment, a modern kitchen, a sleek family bathroom, two double bedrooms, one with additional storage and ensuite bathroom. Additional built-in-storage can be found in the hallway.

A walk away from the property is Bermondsey station, Spa Gardens, Southwark Park, as well as the River Thames.

Ground Rent - £378.67  
 Years Left on Lease - 109  
 Service Charge - £2704  
 Council Tax Band - E

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.

- Private South Facing Patio Balcony
- Naturally Bright
- Generous Bedrooms
- Two Bathrooms Two Bathrooms
- Sought-After Bermondsey Location
- CHAIN FREE

**Alex & Matteo**  
 ESTATE AGENTS

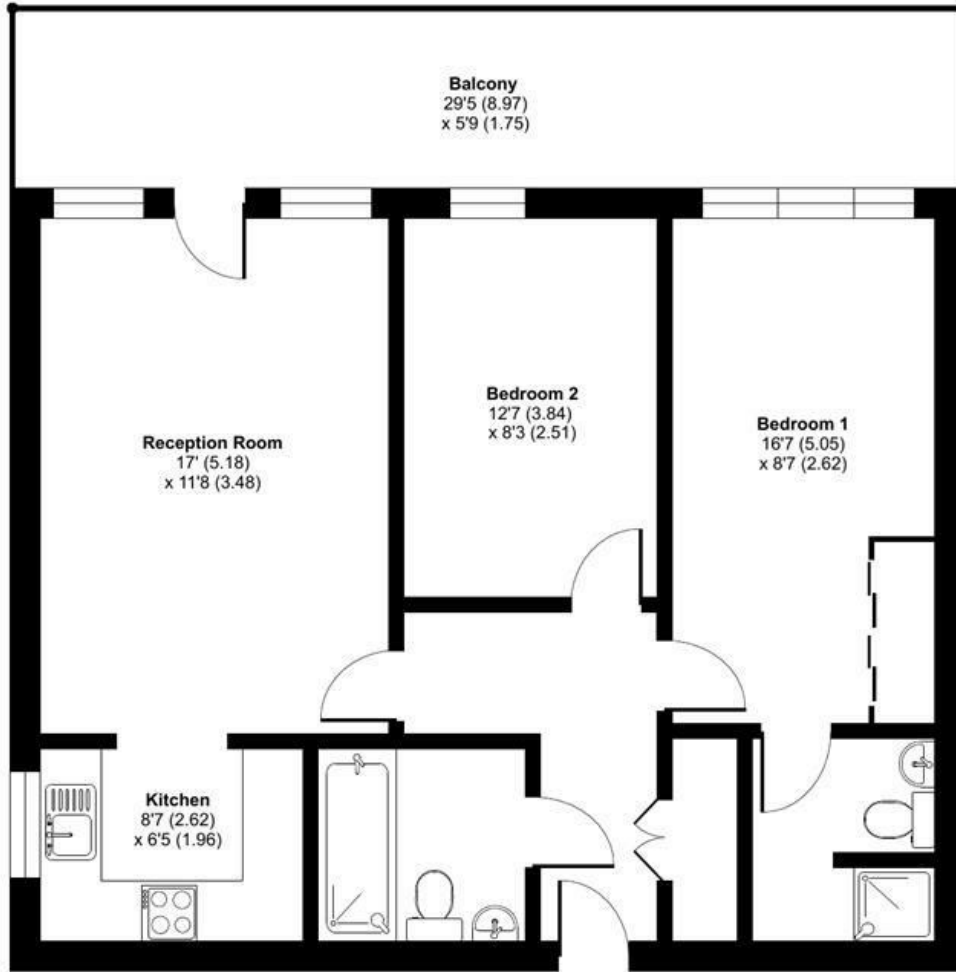
**Offers in excess of £550,000**



# Sandover House, Spa Road, London, SE16

Approximate Area = 703 sq ft / 65.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Alex & Matteo Estate Agents. REF: 1126204

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	86
(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			
England & Wales		EU Directive 2002/91/EC	