

525 Old Kent Road, London, SE1 5XQ

A stylish top floor two bedroom two bathroom apartment located in ever-so-popular Bermondsey, a walk away from the greenery of Burges Park and a plethora of local amenities. The property features a large open-plan kitchen and reception space with access to a private balcony offering stunning city views, two double bedrooms, one with built in storage plus en-suite, and a sleek family bathroom. Additional storage can be found in the hallway. Surrounded by a plethora of local amenities such as supermarket, restaurants and cafés as well as excellent transport links the property is ideal for young professionals.

Ground Rent - £300 per year fixed charge
 Service Charge - £2520 per year
 Years Left on Lease - 118
 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.

- Modern Top Floor Apartment
- Private Balcony / Stunning Views
- Chain Free
- Open Plan Living
- Plenty of Storage
- Modern Kitchen
- Two Bathrooms
- Access to Secure Bicycle Storage
- Immaculately Presented

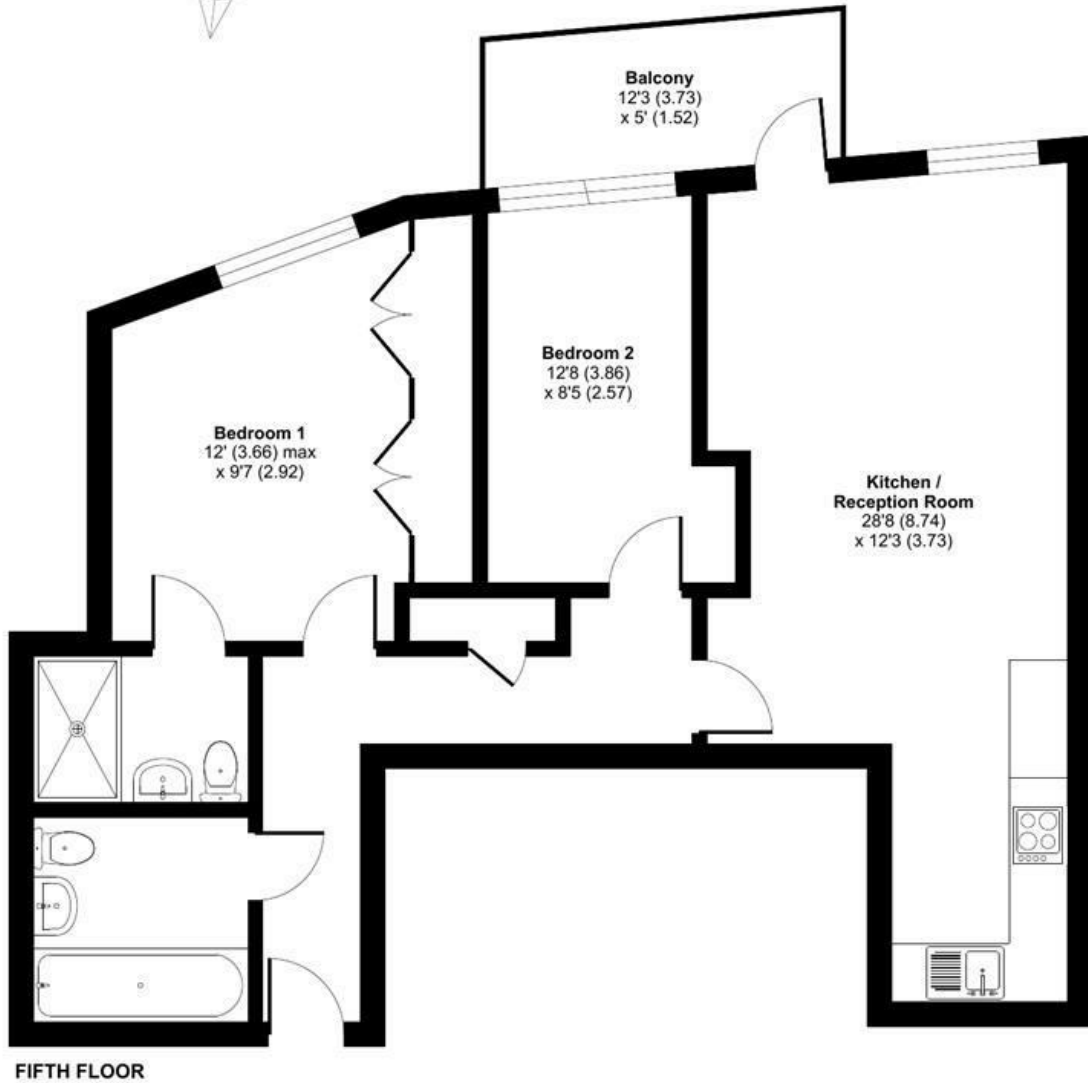
Alex & Matteo
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Offers in excess of £525,000

Old Kent Road, London, SE1

Approximate Area = 755 sq ft / 70.1 sq m

For identification only - Not to scale



FIFTH FLOOR

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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: 1126546

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	