



Sun Passage, London, SE16 4AF

A stylish one bedroom apartment with generous balcony in sought-after modern gated development, a short walk from Bermondsey Underground Station. The apartment boasts a generous open plan living area leading into the private balcony, a modern kitchen, a good-sized double bedroom with built in storage, and a modern bathroom. Additional storage can be found in the hallway. A walk away from a plethora of local amenities cafes, restaurants, and grocery shops and the greenery of Southwark Park.

Years on Lease - 108
Service Charge - £170 per month
Ground Rent - Peppercorn
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.

- Chain Free
- Bathroom Refitted in 2022
- Modern Apartment in Prime Location Bermondsey
- Immaculately Presented
- Moments from Underground Station
- Plenty of Storage
- Private Balcony

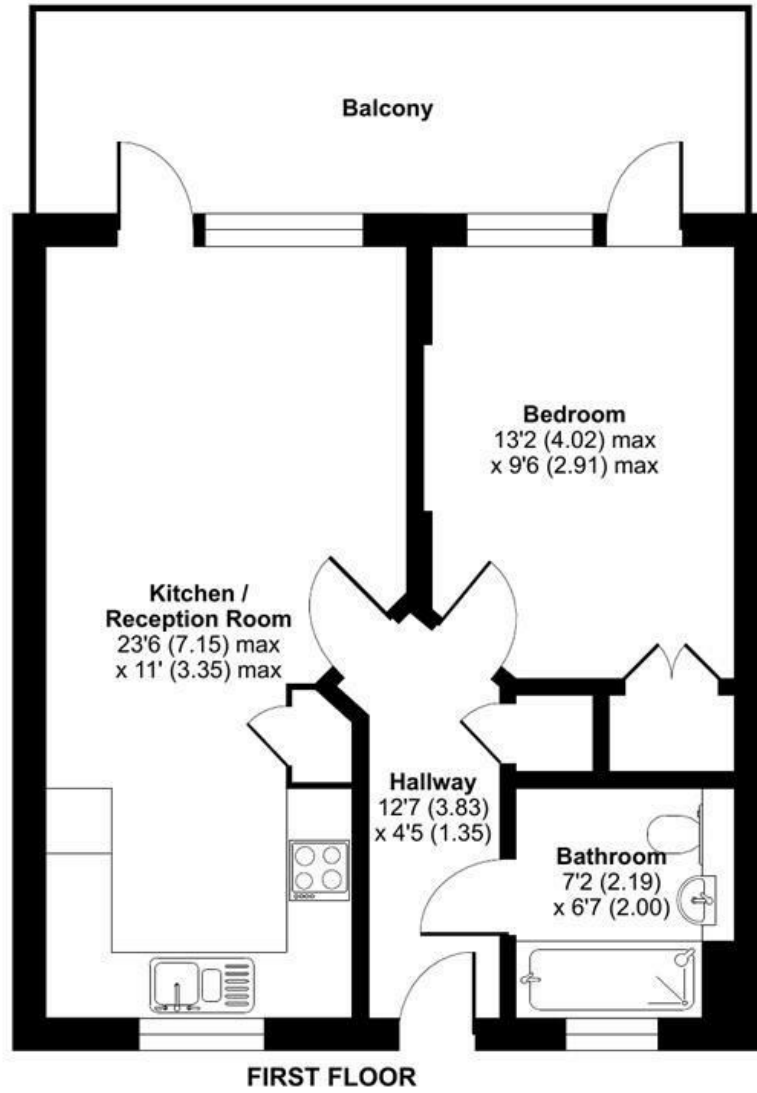
Alex & Matteo
ESTATE AGENTS

Offers in excess of £375,000

Prospect House, Sun Passage, London, SE16

Approximate Area = 493 sq ft / 45.8 sq m

For identification only - Not to scale



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: 1137985

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	81
(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		