



Silwood Street, London, SE16 2AW

Guide Price £300,000 to £325,000. A modern and very generous one bedroom, one bathroom apartment located in the popular area of Bermondsey only a walk away from the greenery of Southwark Park. The apartment boasts a spacious open-plan kitchen and living room overlooking communal gated courtyard and with access to a private south-east facing balcony, a generous double bedroom with built in storage and a stylish bathroom. Additional storage can be found in the hallway. The surrounding area features a plethora of local amenities such as restaurants, bars, cafés, local markets and parks. The property is a walk away from Bermondsey and Canada Water Underground, Surrey Quays Overground and South Bermondsey station as well as upcoming Biscuit Factory and Canada Water regeneration plan.

Years on Lease - 113
 Annual Service Charge - £3338.64 per year
 Annual Ground Rent - £100 per year
 Council Tax Band - C

Council tax and, where applicable, lease information, service charges, ground rent, property size, are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- Very Generous Modern Apartment - Chain Free
- Modern Kitchen
- Facing Internal Courtyard
- Private Balcony
- Plenty of Storage
- Tranquil Residential Setting with Gated Courtyard
- Good Transport Links
- Separate Bike Storage
- Moments from Up and Coming Biscuit Factory and Canada Water Masterplans

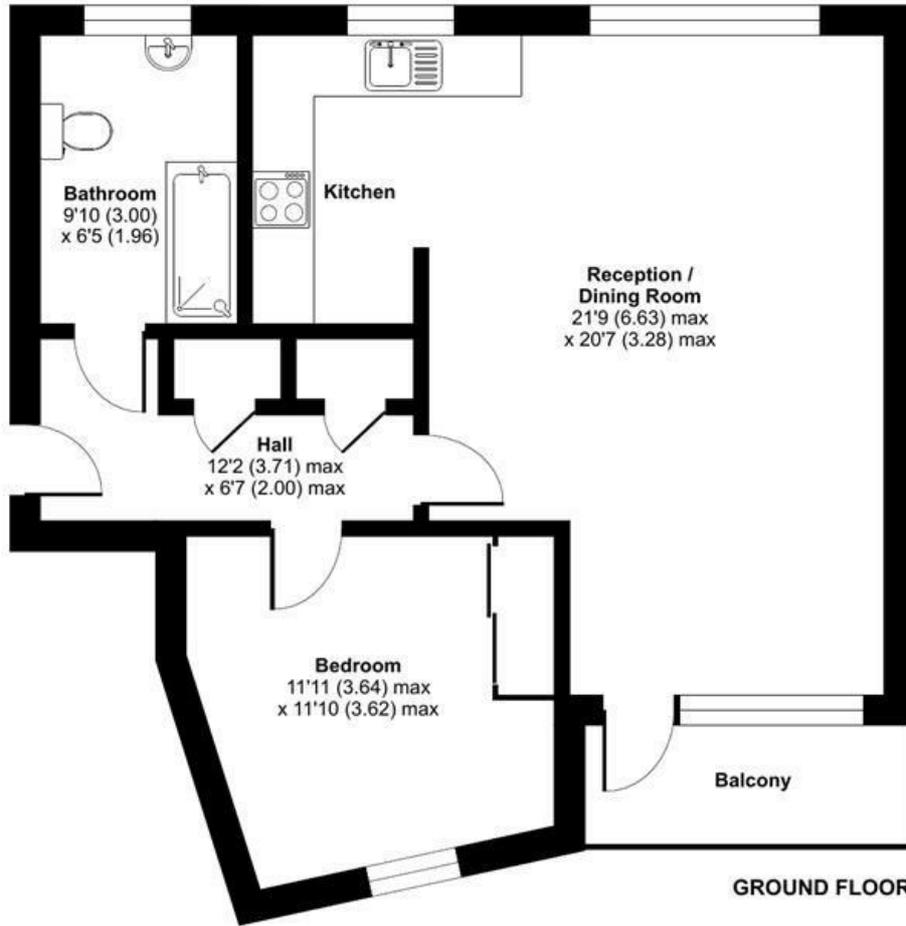
Alex & Matteo
 ESTATE AGENTS

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Approximate Area = 627 sq ft / 58.2 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Alex & Matteo Estate Agents. REF: 1181938

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(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	