



68B Old Kent Road, London, SE1 4NU

Bright and spacious 3-bedroom school conversion located near Bermondsey Street, Borough Market, Maltby Street Market and Elephant Park. Recently renovated and upgraded, including new radiators, lighting, water heating system and branded appliances. At over 1,300 sq feet of living, this mezzanine apartment comes with secure parking, a communal rooftop and lots of built-in storage. Close to major bus routes and Northern, Jubilee and Bakerloo tube lines.

The 1st floor boasts a living room with a high ceiling and a fitted kitchen with generous counter and storage space. Kitchen bonuses include a dishwasher, washing machine and tumble dryer. There's also a separate dining room, bathroom with shower-tub combination and a large bedroom.

Upstairs, there's a spacious master bedroom with room for a king bed and a lounging area. Next door, there's a full bathroom with a soaking tub and separate walk-in shower. The 3rd large bedroom is perfect for use as a home office.

Years on Lease - 95
 Annual Service Charge - £3456
 Annual Ground Rent - £300
 Council Tax Band - D

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.

- 3 Large Bedrooms
- Mezzanine Apartment in a Former School Building
- Original Architectural Features with a Contemporary Finish
- 1 Secure Parking Space
- Bright and Spacious
- Ample Storage
- Central London Location Near Transport, Dining and Shopping
- Within Easy Walking Reach of London Bridge Station

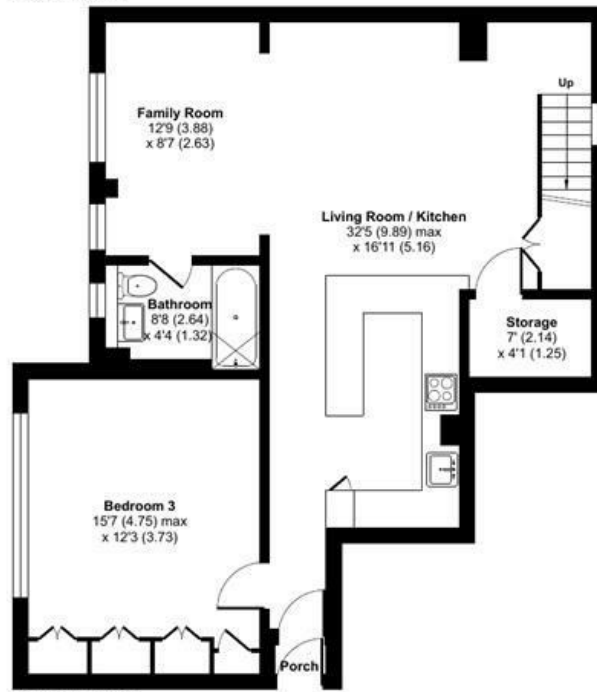
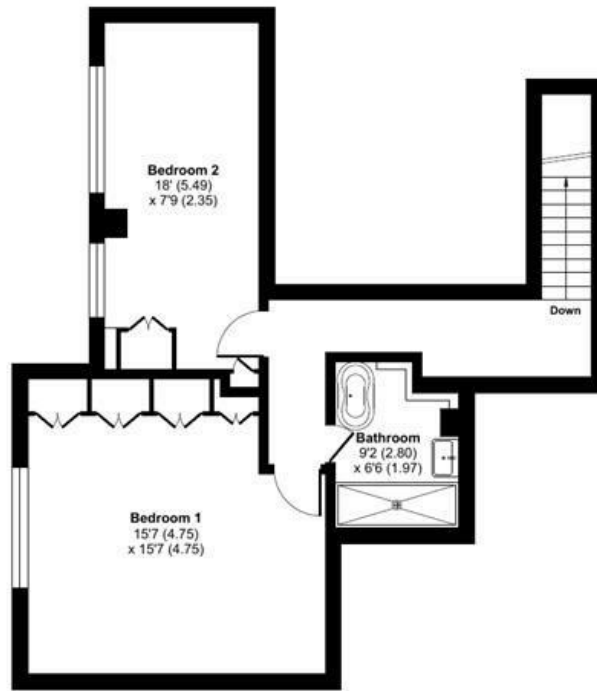
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Asking price £810,000

Old Kent Road, London, SE1

Approximate Area = 1332 sq ft / 123.7 sq m (Excludes Porch)

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). © nitchcom 2024. Produced for Alex & Matteo Estate Agents. REF: 1176011

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(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	