



Alex & Matteo
ESTATE AGENTS



Rock Grove Way, London, SE16 3UB

Guide Price £300,000 to £325,000. A tidy two bedroom, one bathroom third floor apartment located in the ever-so popular Bermondsey, a walk away from the underground station. The apartment boasts a naturally bright reception room with access to a generous balcony, a separate neat kitchen, two well-sized bedrooms and a family shower room. Additional storage can be found in the hallway. The surrounding area boasts a plethora of local amenities such as bars, iconic Spa Terminus market, independent cafes, restaurants, gym, and the greenery of Southwark Park. The property is a walk away from Bermondsey station as well as upcoming Biscuit Factory regeneration plan.

Years on Lease- 101
Annual Service Charge- £2932 including hot water and heating
Annual Ground Rent - £10
Council Tax Band - B

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.

- Two Bedroom Apartment
- Plenty of Storage
- Excellent Transport Links
- Balcony
- Next to Plethora of Local Amenities
- Steps from Bermondsey Former Biscuit Factory Regeneration Plan
- Residents Car Parking Available

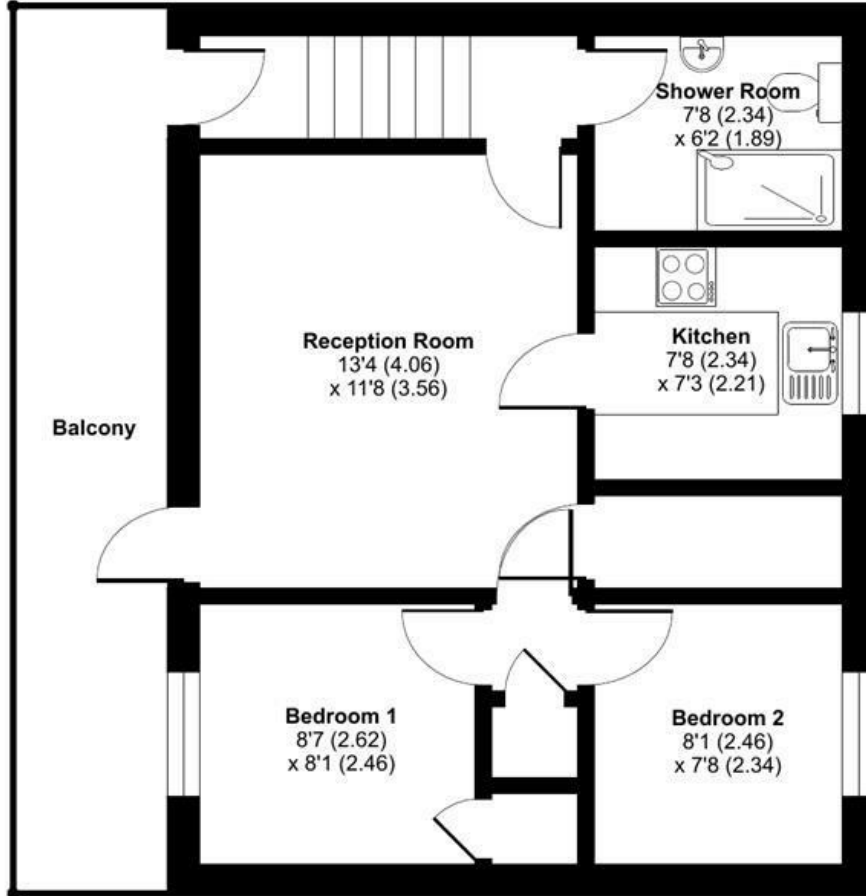
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Approximate Area = 505 sq ft / 46.9 sq m

For identification only - Not to scale



THIRD FLOOR



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: 1181134

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	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	