



## 55 - 57, Blue Anchor Lane, London, SE16 3UL

A stylish one bedroom two bathroom maisonette apartment located only a short walk from Bermondsey underground station. The ground floor boasts an open plan modern kitchen and naturally bright reception room with access to the front patio garden, as well as a guest washroom. The upper floor features a spacious double bedroom and sleek en-suite bathroom. Additional storage can be found in the hallways. This property is surrounded by a plethora of amenities such as local awarded markets (Spa Terminus and Maltby Street), bars, supermarkets, pubs, restaurants and the greenery of Southwark Park.

Share of Freehold - 992 Years Remaining  
 Annual Service Charge - £2737.20  
 Annual Ground Rent - £0  
 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.

- Modern Duplex Apartment
- Excellent Transport Links
- Access to Patio Garden
- Plenty of Storage
- Very Spacious Double Bedroom
- Bathroom Plus Additional Guest Washroom

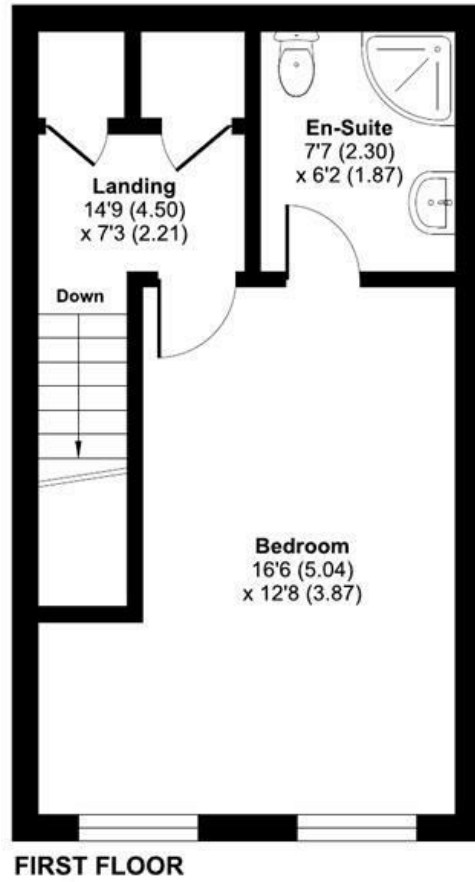
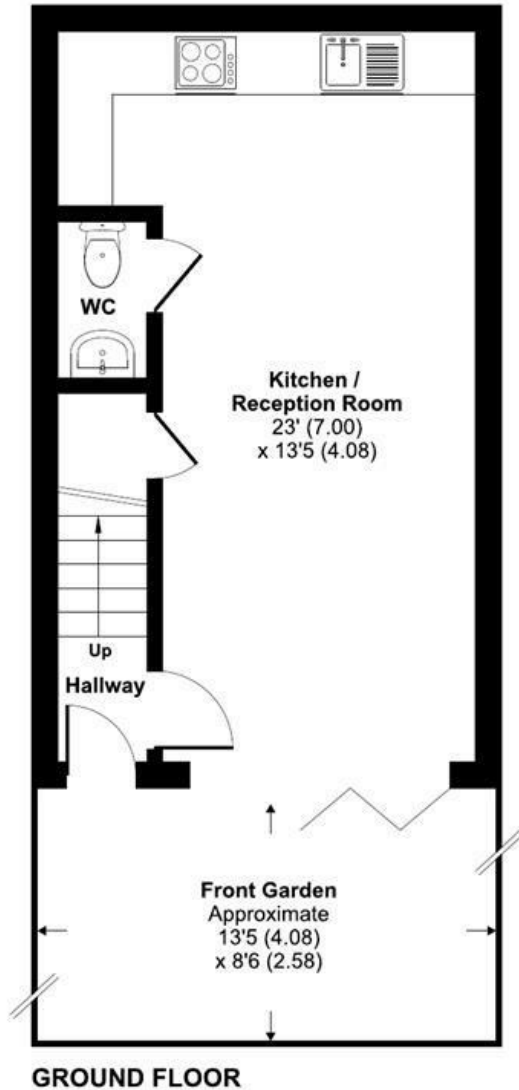
**Alex & Matteo**  
 ESTATE AGENTS

**Asking price £400,000**

# Blue Anchor Lane, London, SE16

Approximate Area = 624 sq ft / 57.9 sq m

For identification only - Not to scale



**Alex & Matteo**  
ESTATE AGENTS



**Certified Property Measurer**

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: 1161287

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		87	87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	