



Blue Anchor Lane, London, SE16 3UL

Guide Price £325,000 to £350,000. A stylish one bedroom two bathroom duplex 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.

- Share of Freehold
- Chain Free
- Modern Duplex Apartment
- Plenty of Storage
- Very Spacious Double Bedroom
- Bathroom Plus Additional Guest Washroom
- Excellent Transport Links
- Next to Up and Coming Biscuit Factory Regeneration Plan and moments from Canada Water Masterplan
- Moments from Southwark Park, The Blue, Maltby Street and Spa Terminus Markets

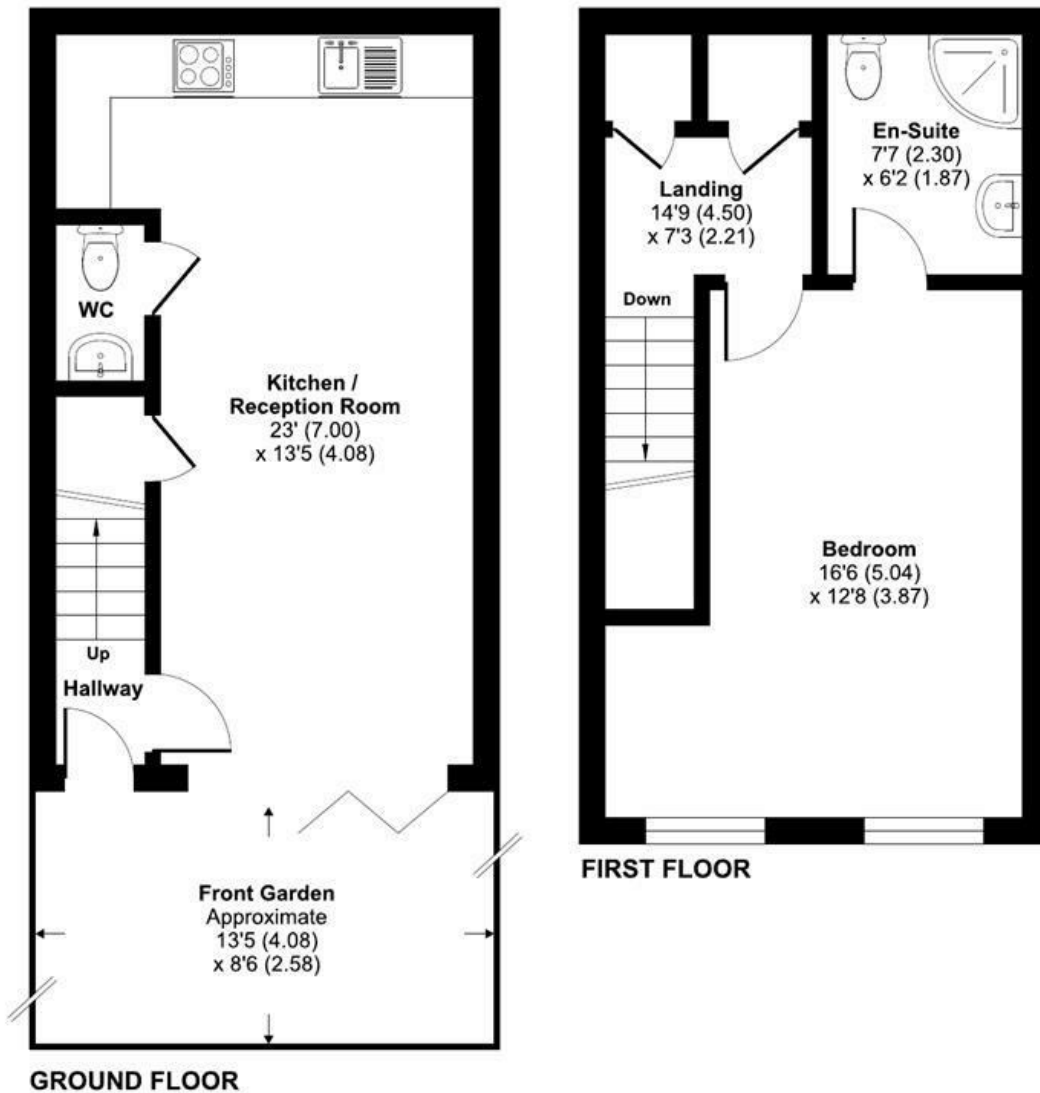
Alex & Matteo
ESTATE AGENTS

Guide price £325,000

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Approximate Area = 624 sq ft / 57.9 sq m

For identification only - Not to scale



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**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Alex & Matteo Estate Agents. REF: 1181287

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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		