



Arica House, London, SE16 2EJ

Exclusive deal for cash buyers only.

A generous, sixth floor, two bedroom apartment enjoying stunning views of Southwark park, only a short walk away from Bermondsey Underground station.

The apartment boasts a spacious and bright living room with access to the private balcony featuring stunning greenery views, a tidy kitchen with plenty of storage, two double bedrooms and a stylish family bathroom.

The surrounding area has many local amenities such as convenience stores, restaurants and supermarket, as well as being a short walk away from the biscuit factory regeneration project. The property also benefits from direct bus links to the city.

Years on Lease - 106

Annual Service Charge - £4712.27 (including hot water and heating)

Annual Ground Rent - £10

Council Tax Band - B

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

- Generous Two Bedroom Apartment
- Stunning Views
- Opposite Southwark Park
- Naturally Bright
- Excellent Location
- Moments from Bermondsey Station
- Residents Car Parking Permits Available
- Moment from Biscuit Factory and Canada Water Regeneration Plans
- Exclusive deal for Cash Buyers

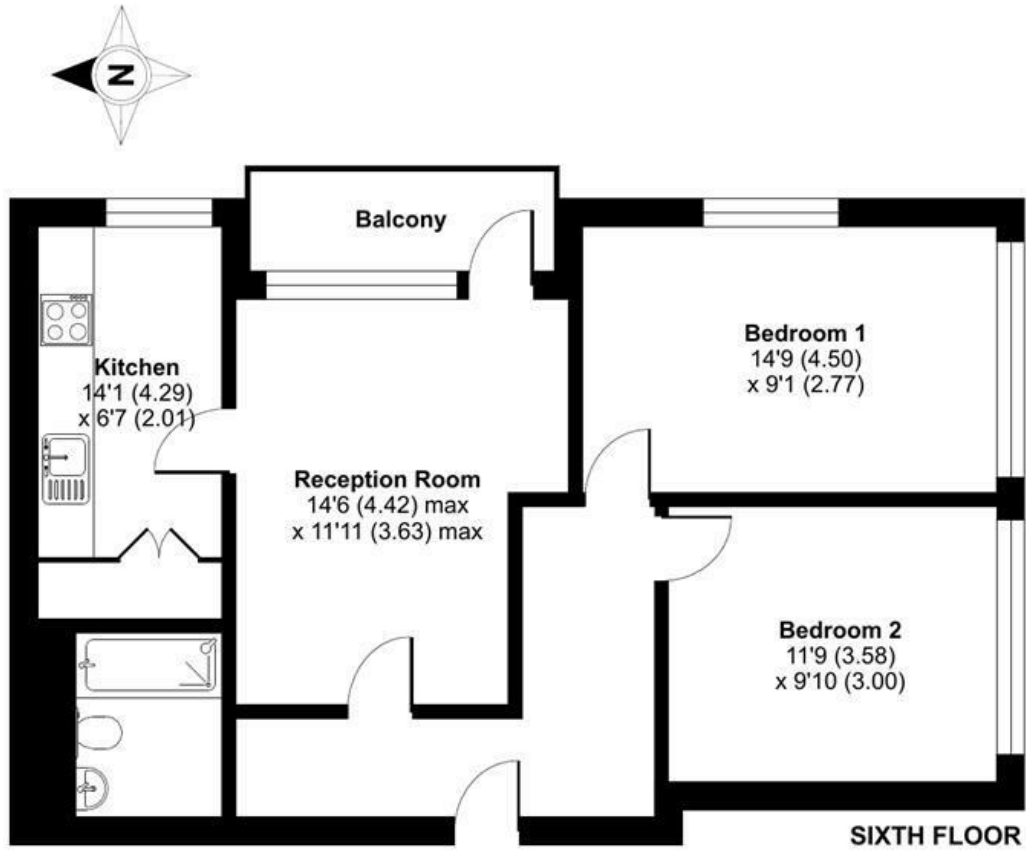
Alex & Matteo
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£290,000

Slippers Place, London, SE16

Approximate Area = 656 sq ft / 61 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecon 2024. Produced for Alex & Matteo Estate Agents. REF: 1214293

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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		