



## St. James's Road, London, SE1 5JX

Guide Price £475,000 to £500,000

A unique and spacious two bedroom two bathroom apartment located in a contemporary and full of character building in ever so popular Bermondsey.

The property features a generous and bright reception room with brick feature wall, a sleek modern kitchen, stylish family bathroom, as well as two double bedrooms, both with skylights and one with dressing room and en-suite bathroom. Additional storage can be found in the entrance hall.

The surrounding area has many amenities such as local bakeries, Bermondsey Street, shopping centre, supermarket, local restaurants, cafes and the greenery of Burgess Park. The apartment also boasts bus routes nearby with access to central London as well as being a short walk from Bermondsey Underground station and South Bermondsey Station.

Years on Lease - 116

Annual Service Charge - £3784 (20% of it goes in sinking funds)

Annual Ground Rent £350

Council Tax Band - E

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.

- Very Spacious Two Bedroom Apartment
- Contemporary Warehouse Style Development
- Secure Bike Shed
- Modern Separate Kitchen
- Massive Living Area
- Stylish Bathrooms
- Plenty of Storage
- Great Transport Links

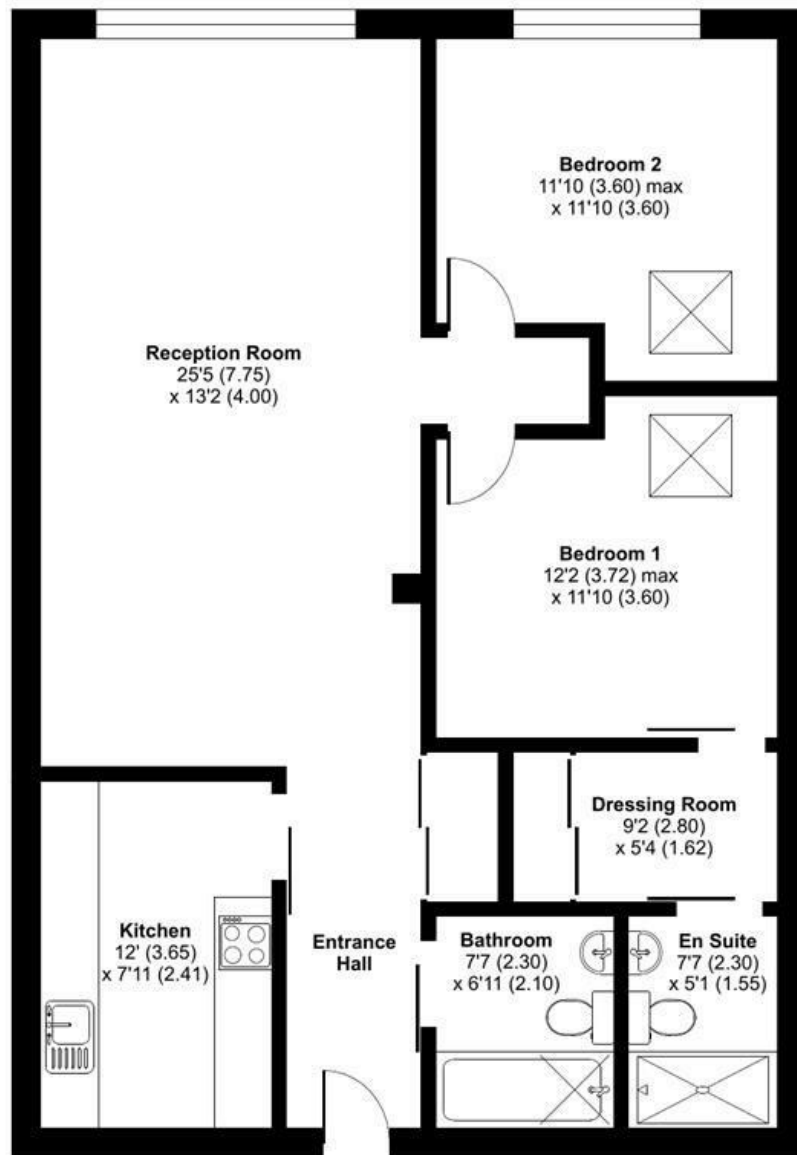
**Alex & Matteo**  
ESTATE AGENTS

**Guide price £475,000**

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Approximate Area = 960 sq ft / 89.2 sq m

For identification only - Not to scale



SECOND FLOOR

**Alex & Matteo**  
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Alex & Matteo Estate Agents. REF: 1221399

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	56
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		