

Wilson Grove, London, SE16 4PP

Conveniently located in one of the most sought after Bermondsey locations, moments from the underground station and the River Thames is this very well kept two double bedroom apartment. The property boasts a naturally bright reception room (currently used as a third bedroom) leading into the private balcony, a modern separate kitchen with plenty of storage space, two good sized double bedroom, one guest lavatory plus a slick family bathroom. 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 located moments from upcoming Biscuit Factory regeneration plan as well as Shad Thames.

Annual Ground Rent - £10
Annual Service Charge - £2097
Years on Lease - 112

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

- Well Maintained by Owner and Good and Modern Conditions Throughout
- Two Double Bedrooms
- Guest Restroom Plus Family Bathroom
- Modern Kitchen
- South Facing Balcony
- Moments from Thames Path and Southwark Park
- Sought After Location
- Slick Bathroom
- Residents Car Parking Permit Available

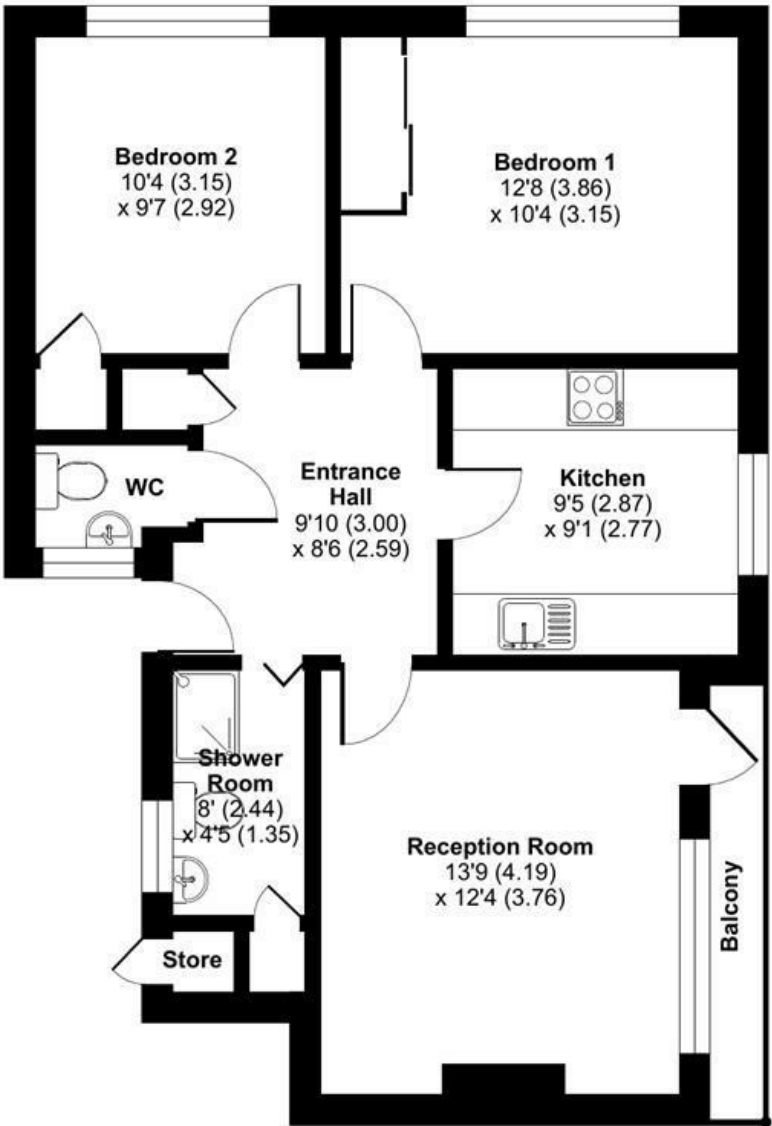
Alex & Matteo
ESTATE AGENTS

Offers in excess of £425,000

Wickfield House, Wilson Grove, London, SE16

Approximate Area = 663 sq ft / 61.5 sq m (excludes store)

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Alex & Matteo Estate Agents. REF: 1252397

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 79 | 79 |
| (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 | | |