



West Lane, London, SE16 4PA

Guide Price £525,000 to £550,000 - Share of Freehold

A naturally bright two bedroom apartment, in a period pub conversion, conveniently located steps from The River Thames and moments from Bermondsey Underground Station as well as the greenery of Southwark Park.

The apartment boasts a generous reception room with plenty of space to dine, a modern kitchen with plenty of storage, a well-kept family bathroom, and two bright double bedrooms, one with built-in storage. Additional benefits of this property is permitted parking.

The property is surrounded by many local amenities such as cafes, iconic pubs, restaurants, independent boutique grocery stores, gym, as well as within walking distance of Shad Thames, Bermondsey Street and Borough Market.

Years on Lease - 975

Annual Service Charge - £1871.16

Annual Ground Rent - None

Council Tax Band - C

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.

- SHARE OF FREEHOLD
- Period Pub Conversion
- Chain Free
- Naturally Bright
- Excellent Transport Links
- Steps from River Thames
- Permitted Car Parking Available
- Low Service Charge
- Long Lease
- Close to Biscuit Factory Regeneration Project and Canada Water Masterplan

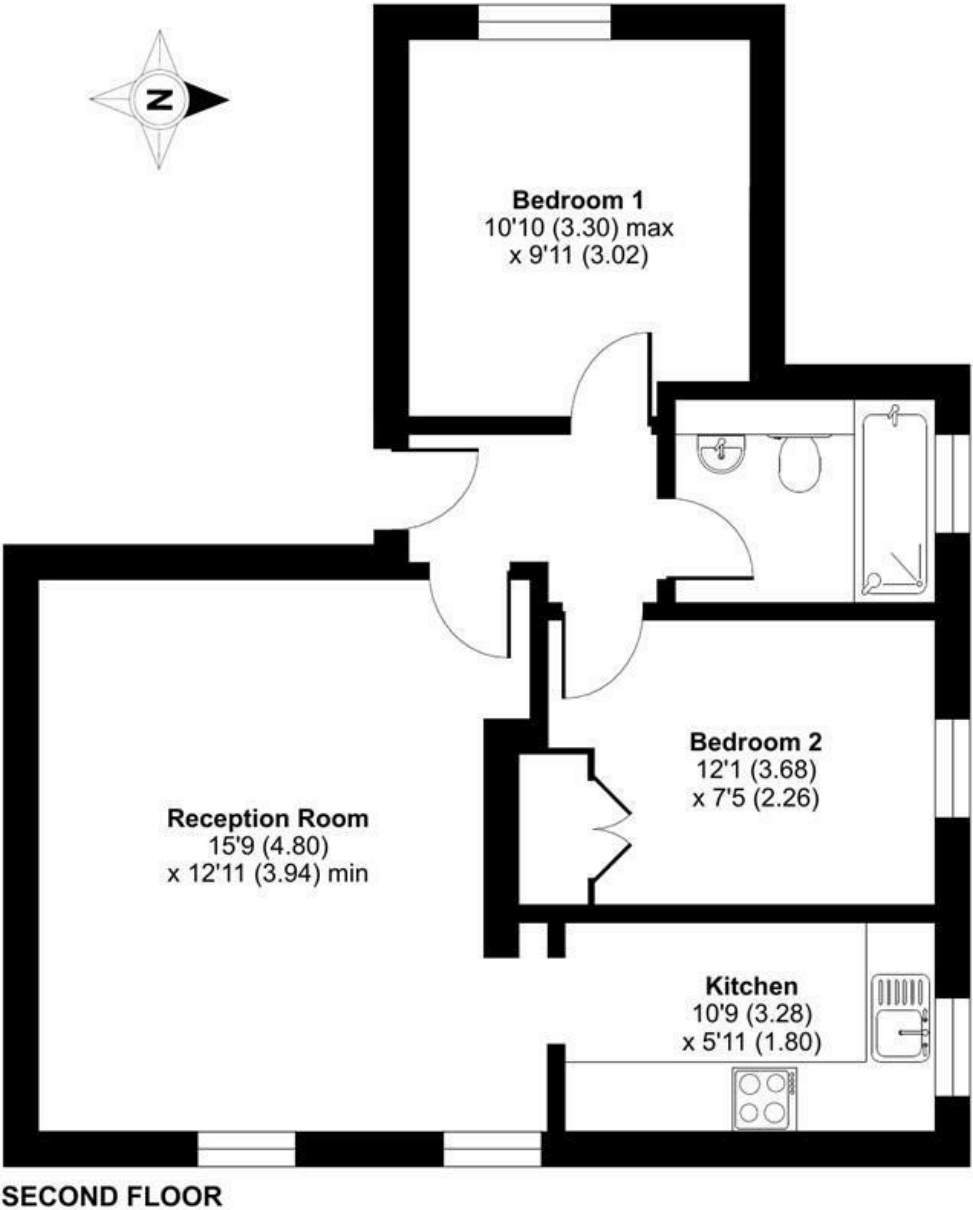
Alex & Matteo
ESTATE AGENTS

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Approximate Area = 589 sq ft / 54.7 sq m

For identification only - Not to scale



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ESTATE AGENTS



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Alex & Matteo Estate Agents. REF: 1280059

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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		