



## Layard Square, London, SE16 2JG

A generous three bedroom marionette located a short walk away from Bermondsey Underground station and next to up and coming Former Biscuit Factory Development.

The first floor boasts a spacious reception room with access to a large balcony and space to dine, a generous kitchen, guest washroom, and hallway storage. The second floor boasts three bedrooms, one with access to a second balcony, a tidy family bathroom, and additional storage in the hallway. Residents Car Parking Permit Available.

This apartment is in the historic heart of the vibrant SE16 area, within walking distance of many local amenities such as restaurants, grocery stores, cafes, bars, local markets, Canada Water Masterplan, the River Thames as well as the greenery of Southwark Park, and steps from up and coming Biscuit Factory Regeneration Plan.

Annual Service Charge (including heating and hot water) - £4293.65

Annual Ground Rent - £10

Years on Lease - Property owners in the process to extend the lease to 178 years  
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.

- Chain free
- Long Lease (Seller Extending it as part of the deal)
- Generous Balcony
- Next to Up And Coming Biscuit Factory Regeneration Plan
- Moments from Bermondsey Station
- Moments from Southwark Park
- Residents Car Parking Permit Available

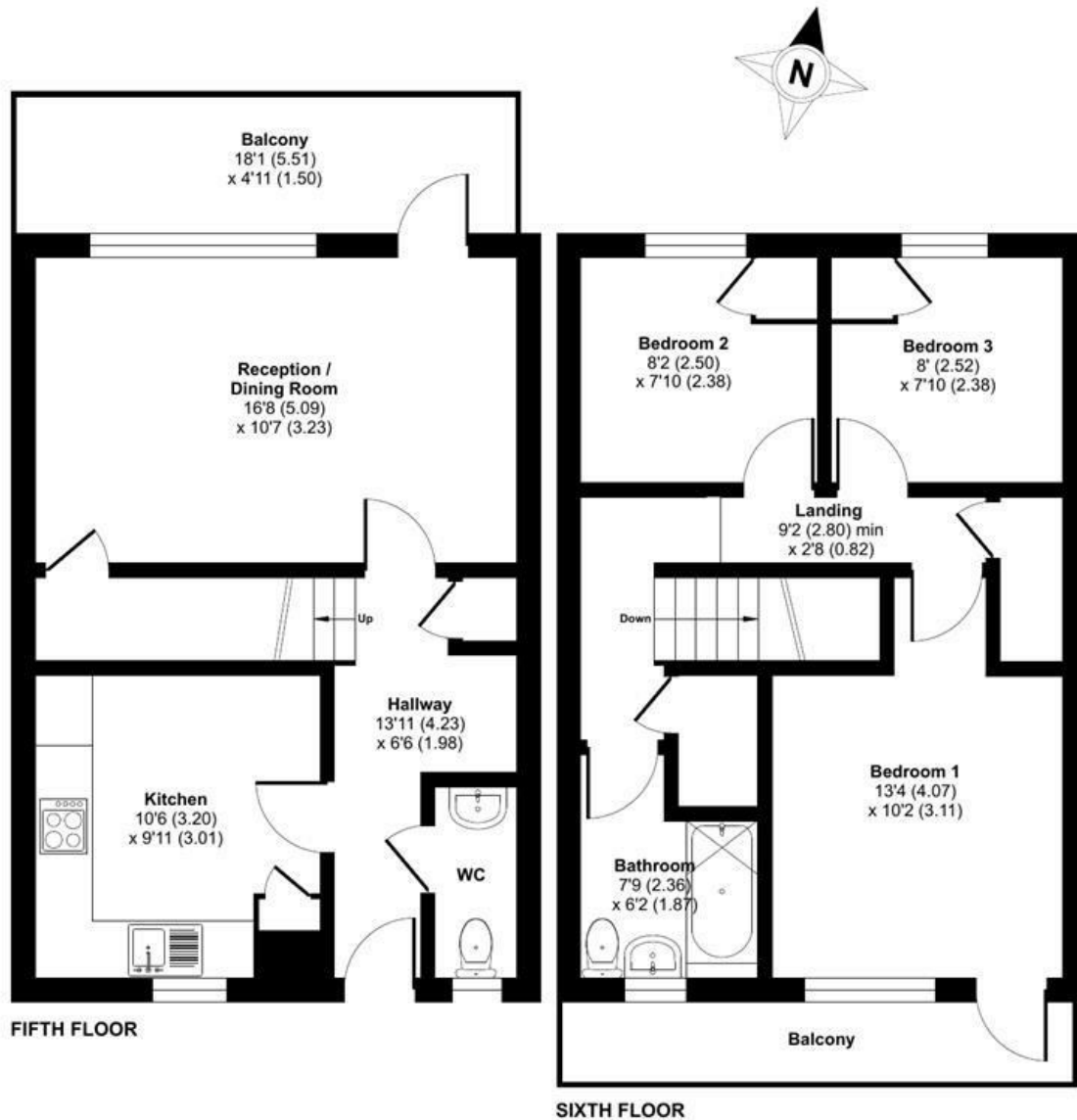
**Alex & Matteo**  
ESTATE AGENTS

**£450,000**

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Approximate Area = 834 sq ft / 77.4 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). © nitchcom 2025. Produced for Alex & Matteo Estate Agents. REF: 1289325

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	77
England & Wales		
EU Directive 2002/91/EC		