



## Spa Road, London, SE16 3FE

A recently refurbished top floor two bedroom, two bathroom apartment located in a gated development in vibrant Bermondsey. The apartment boasts a bright reception room with floor to ceiling windows, a modern kitchen, two generous double bedrooms, one with a built-in storage and en-suite bathroom, and a newly refurbished family bathroom. Additional storage can be found in the hallway. Ever so popular Spa Terminus market with its independent artisanal boutique shops and bakeries, and the Bermondsey Beer Mile is only steps away. Bermondsey Underground Station is around the corner under 10 minutes walk.

Years on Lease: 108  
Annual Ground Rent: £378  
Annual Service Charge: £2,703.75 including sinking funds  
Council Tax Band: E

Council tax, property size 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.

- Modern Top Floor Two Bedroom Apartment
- Chain Free
- Two Newly Refurbished Bathrooms
- Steps From Spa Terminus Market and Spa Gardens
- Moments From Bermondsey Underground Station
- Great Transport Links
- Naturally Bright
- Plenty of Storage
- Bicycle Storage

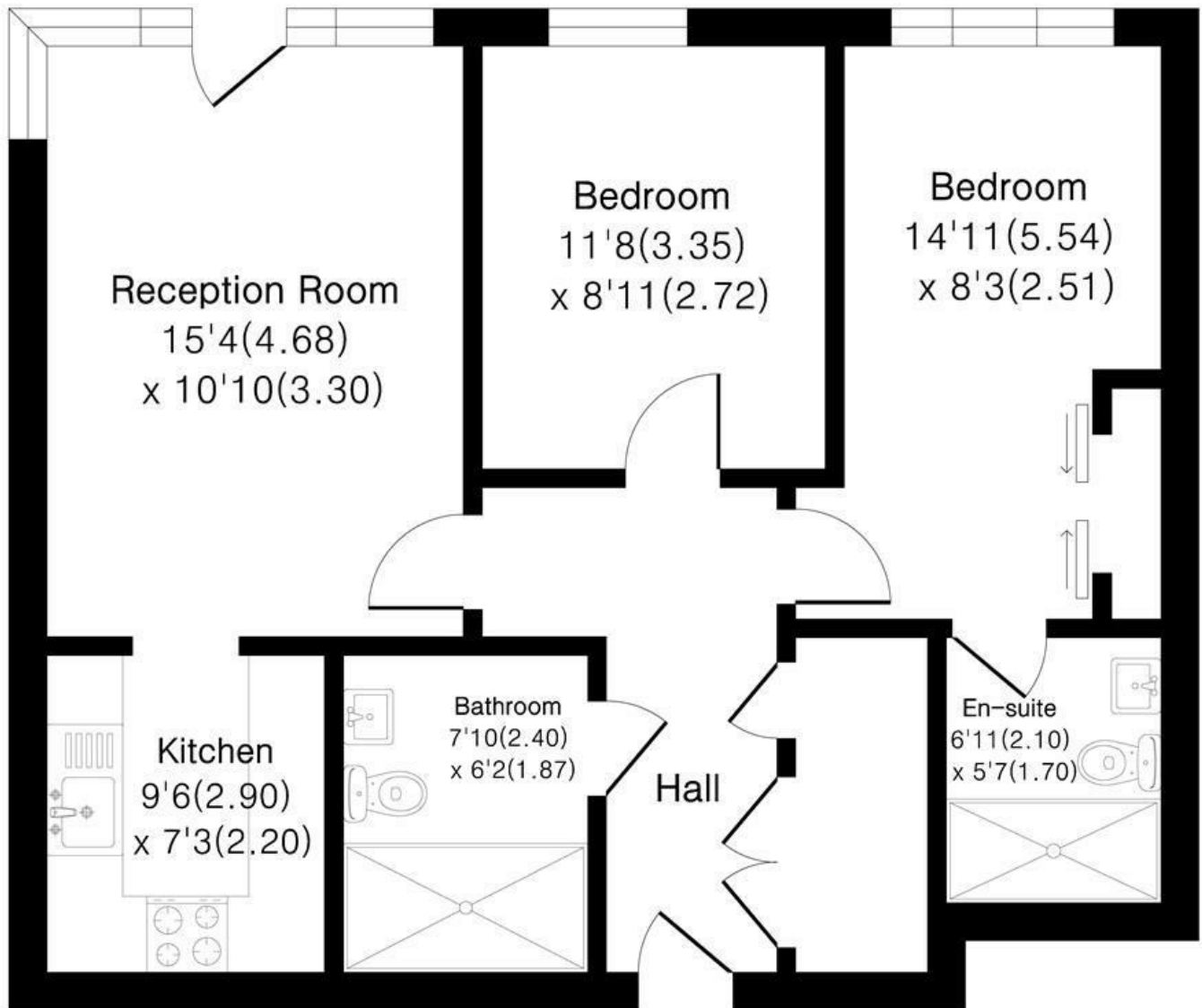
**Alex & Matteo**  
ESTATE AGENTS

**Offers in excess of £550,000**



# Aulay House SE16

Approximate Area = 687 sq ft / 63.7 sq m



## Fourth Floor



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Alex & Matteo Estate Agents.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 73      | 78        |
| (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                     |         |           |