



## Jamaica Road, London, SE16 4NX

Guide Price £300,000 to £325,000

A generous one bedroom apartment, located moments from the River Thames and walk away from Bermondsey Underground Station with easy access to central London.

The apartment boasts a spacious reception room with space to dine and access to a private balcony, a good sized kitchen with plenty of storage, double bedroom with built-in storage, and a tidy bathroom. Additional storage can be found in the hallway.

The surrounding area has many amenities including local markets, the greenery of Southwark Park, supermarkets, cafes, local restaurants and bars. The Bermondsey Biscuit Factory Regeneration plan and Canada Water Masterplan are only a short walk away making the property ideal for investors and professionals looking to live in one of the most vibrant areas in London.

Annual Service Charge - £1,492.35

Annual Ground Rent - £10

Years on Lease - 101

Council Tax Band - A

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.

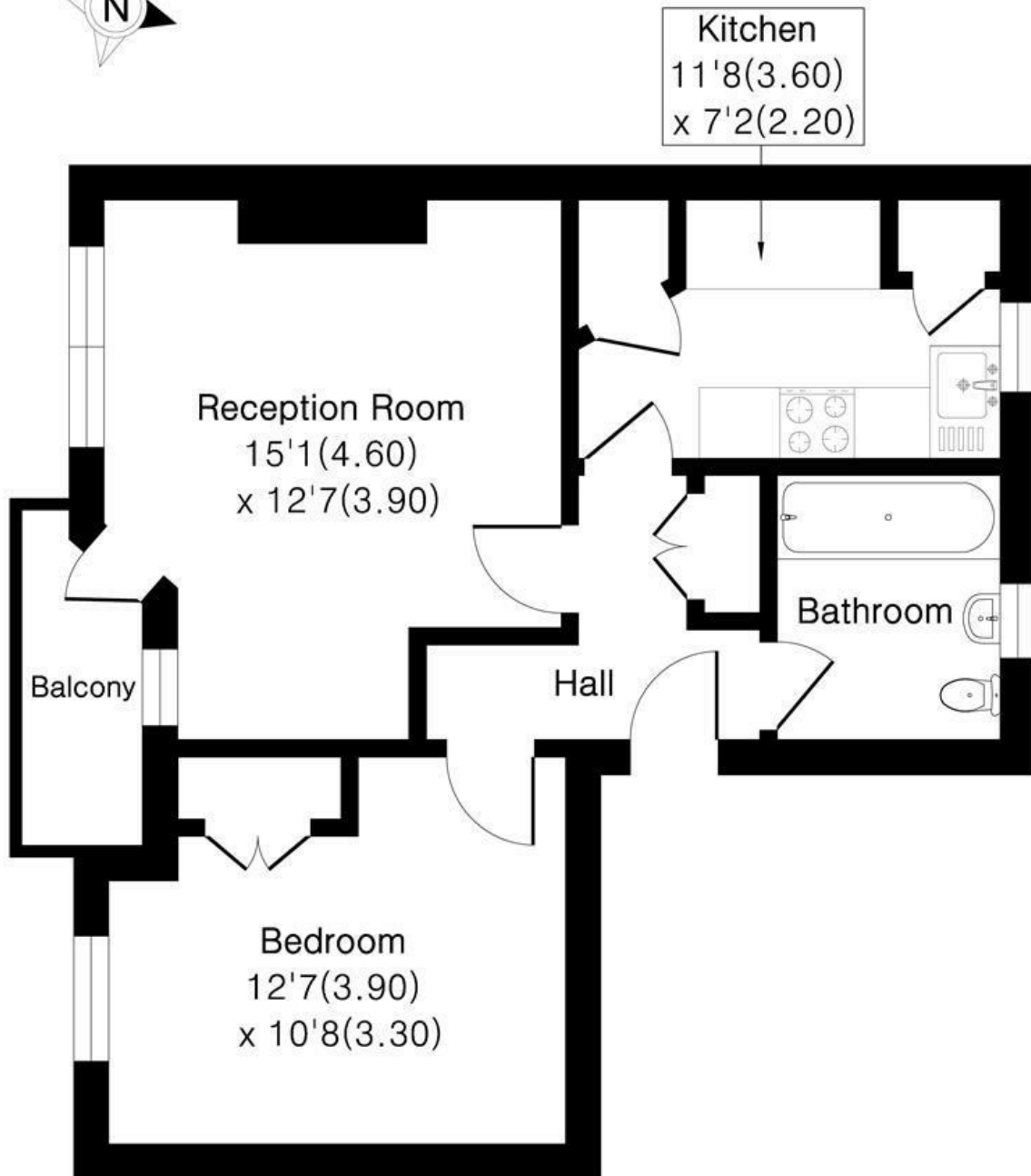
- Excellent Location, Steps From River Thames and Southwark Park
- Chain Free
- High Ceilings
- Generous Living Room
- Surrounded by Local Amenities, Local Cafes Restaurants and Breweries
- Private Balcony
- Moments from Bermondsey and Rotherhithe Underground/ Overground Stations
- Walking distance from Bermondsey Regeneration Plan and Canada Water Masterplan
- Residents Parking Permit Available
- Within Walking Distance from the City

**Alex & Matteo**  
ESTATE AGENTS

**£315,000**

# Pynfolds Estate

Approximate Area = 521 sq ft / 48.4 sq m



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

