



**Alex & Matteo**  
ESTATE AGENTS



## Blue Anchor Lane, SE16 3UL

A spacious and immaculately presented two bedroom apartment with a very generous terrace and additional balcony, located in the heart of Bermondsey a walk away from the Underground station.

The apartment features an open-plan reception room and modern kitchen with space to dine, a very generous terrace ideal for al-fresco dining entertainment and gardening, two double bedrooms with access to a second balcony, with one bedroom currently being used as a home office, and a sleek family bathroom. Additional storage can be found in the hallway. Additional benefits include a secure gated bicycle storage and availability for on street residents car parking.

Bermondsey station is moments away and a plethora of local amenities, including artisan boutique grocery shops and independent cafes and restaurants. Iconic Maltby Street Market, Bermondsey Street and Shad Thames are a short walk away.

The Biscuit Factory Regeneration Plan / Pearl Yard Development is just round the corner.

Years on Lease - 116

Annual Service Charge - £2538.96

Annual Ground Rent - £300

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.

The property has been purchase it originally as a share of ownership and it is now for sale as a whole (100% share).

**£500,000**

- Generous Two Bedroom Apartment
- Very Generous Terrace plus Additional Balcony
- Modern Development
- Modern Kitchen
- Stylish Bathroom
- Naturally Bright
- Surrounded by Local Amenities
- Secure Bicycle Storage and On Street Residents Parking Permit Available
- Moments from Bermondsey Biscuit Factory Regeneration Plan - Pearl Yard

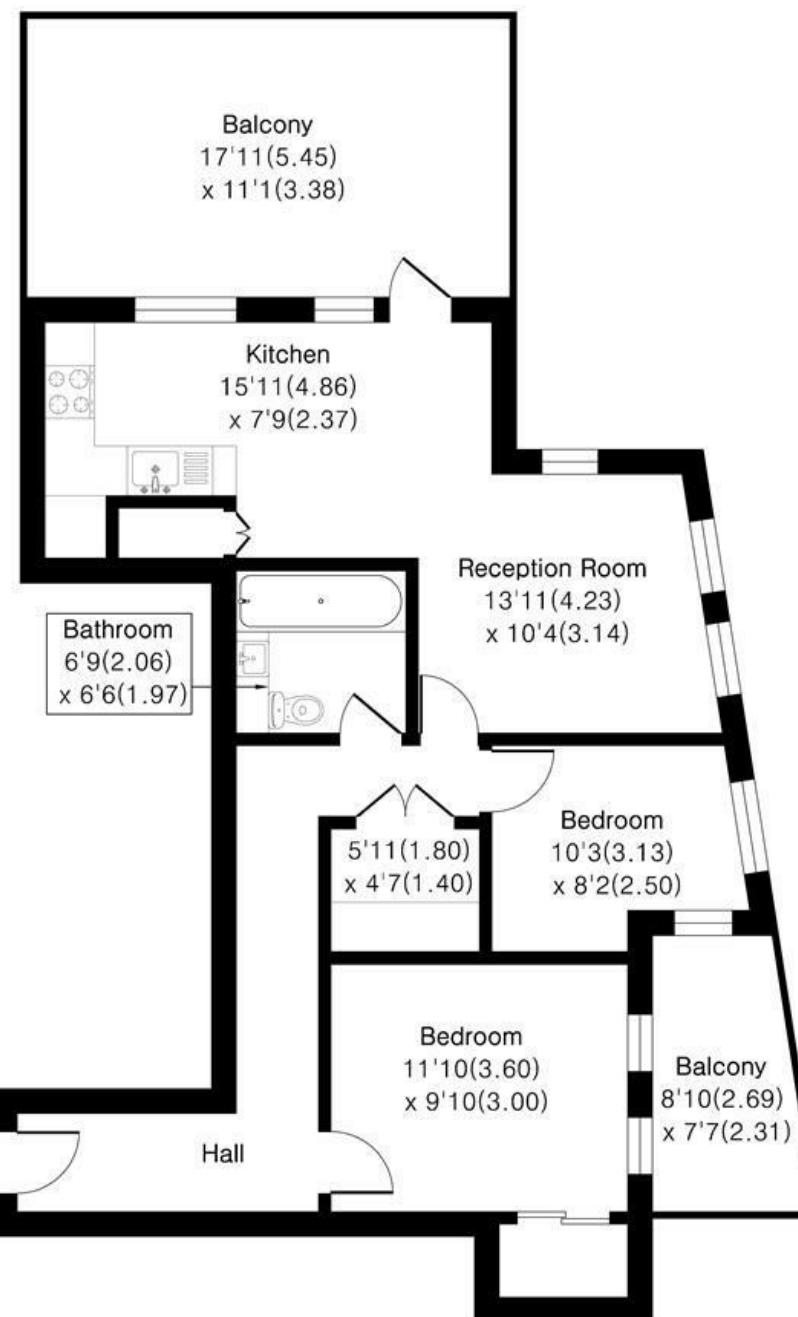
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# Bridgestone House, SE16



Approximate Area = 703 sq ft / 65.2 sq m

For identification only - Not To Scale



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



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## Energy Efficiency Rating

