



## 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).

- 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

**Alex & Matteo**  
ESTATE AGENTS

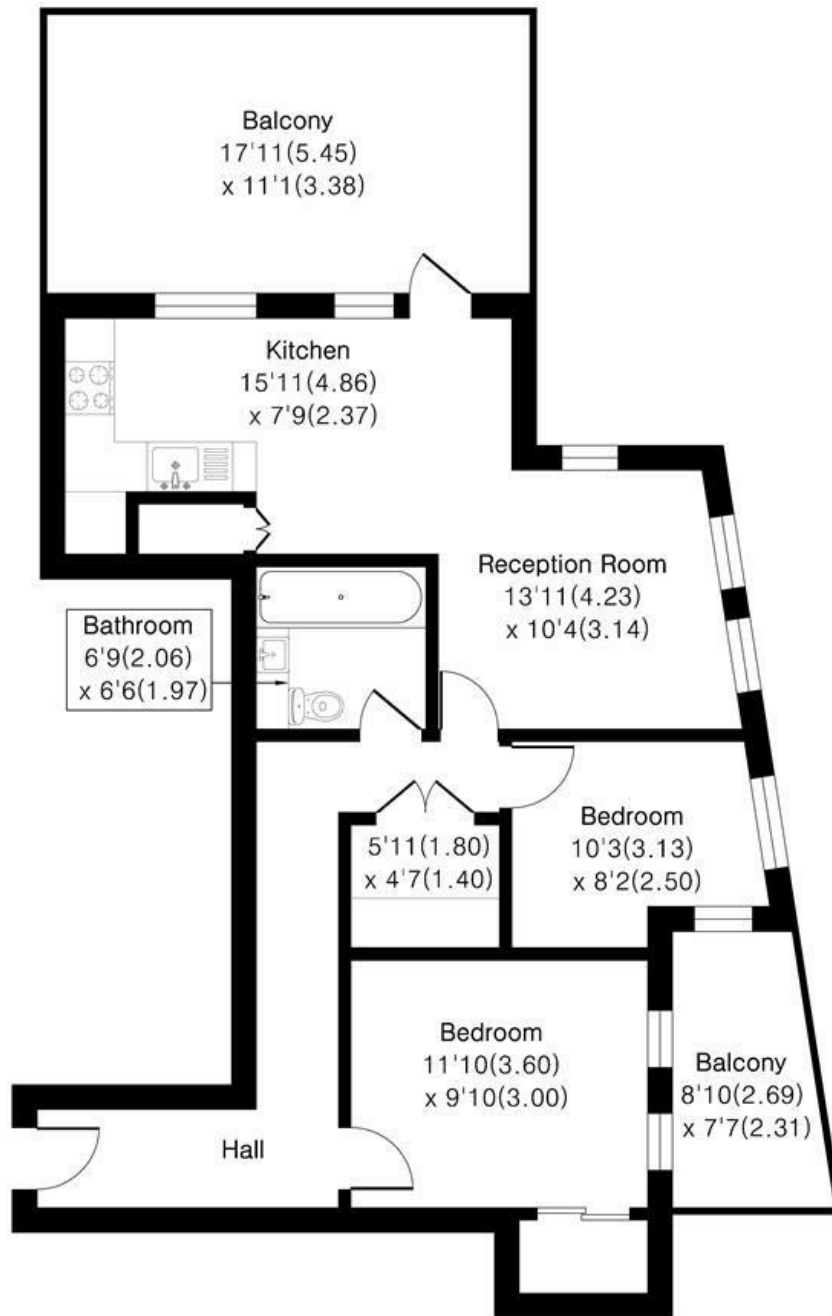
**£500,000**



## Bridgestone House, SE16

Approximate Area = 703 sq ft / 65.2 sq m

For identification only - Not To Scale



**Alex & Matteo**  
ESTATE AGENTS

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) <b>A</b>		
(81-91) <b>B</b>	83	83
(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		
England & Wales		
EU Directive 2002/91/EC		