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## Layard Road, Bermondsey, SE16 2JQ

A spacious and contemporary two bedroom, two bathroom apartment located in one of the newest Bermondsey developments, moments from Bermondsey Underground Station, as well as Surrey Quays and South Bermondsey stations, the up and coming Biscuit Factory Regeneration Plan, and the greenery of Southwark Park.

Immaculately presented, the apartment boasts a generous, modern kitchen and reception room with access to a private west facing balcony featuring beautiful views, two spacious double bedrooms, a stylish en-suite and a separate family bathroom.

The apartment benefits from exceptional storage including built-in wardrobes in both bedrooms, wall-mounted storage cupboards in both bathrooms, a large utility and storage cupboard, and separate coat storage.

The apartment is surrounded by a plethora of local amenities such as local cafes, Spa Terminus and Maltby Street markets, restaurants, gym, and local breweries.

Leasehold

247 years left on the lease

Annual Service Charge: £3510.31

Annual Ground Rent: £10 / peppercorn

Council Tax Band E

- Contemporary two-bedroom apartment
- Naturally bright with double aspect living area
- Generous open-plan kitchen and dining area
- Two stylish, fully tiled bathrooms
- Private west-facing balcony
- Excellent transport links – a short walk from Bermondsey, Surrey Quays, and South Bermondsey stations
- Located next to the Biscuit Factory Regeneration Project
- Close to local markets, the underground, and Southwark Park
- Energy Efficient Apartment
- Secure Bicycle Storage

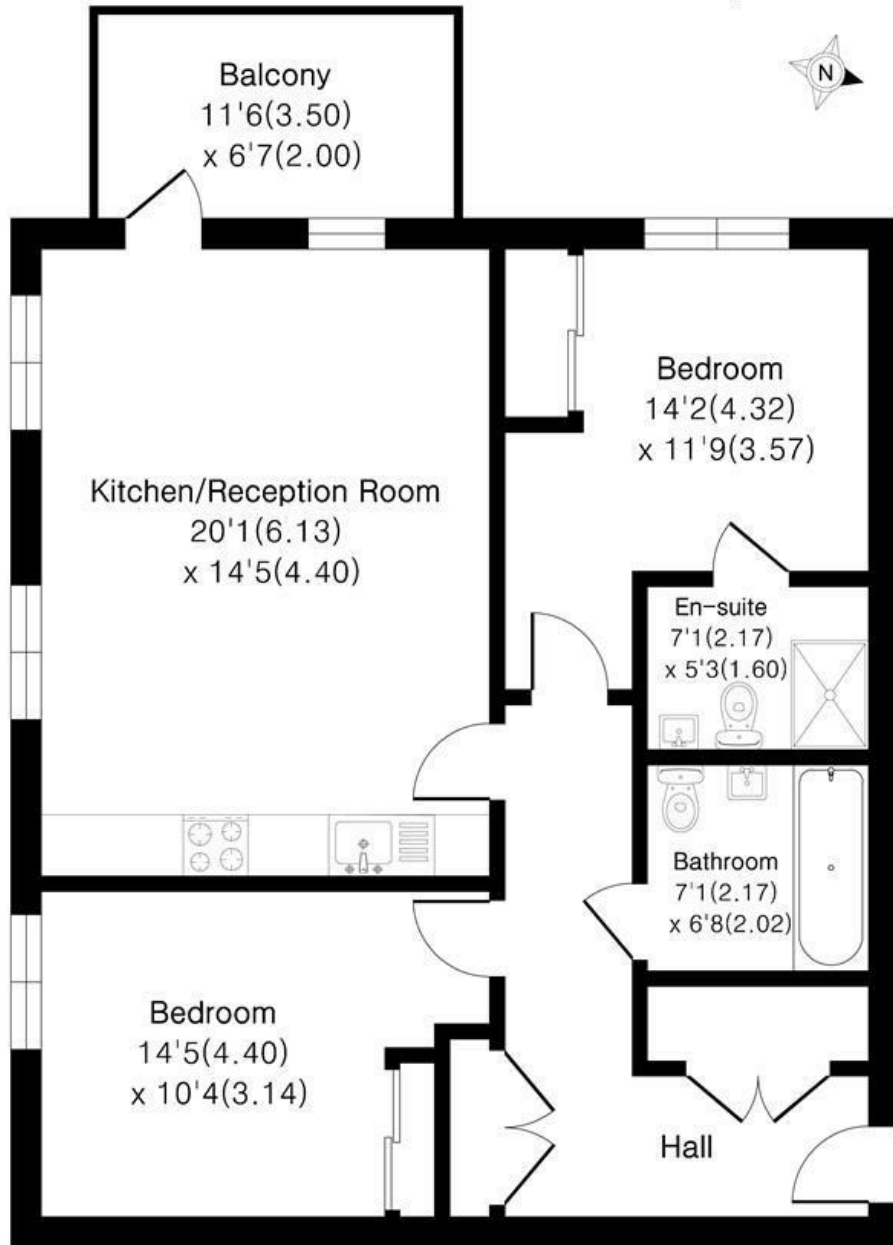
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**£600,000**

# Holly Tree Apartments SE16

Approximate Area = 829 sq ft / 77.0 sq m

For identification only - Not To Scale



Fourth Floor

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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>  | 86      | 86        |
| (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                       |         |           |
| <b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small> |         |           |