

227 - 255 Ilderton Road, London, SE15 1NS

Guide price £425,000



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SOLD OFF PLAN - Contract Reassignment

Barrain Property Advisors is very pleased to introduce this stunning 1 bedroom apartment at Bermondsey Heights just a short walk to South Bermondsey station and a 5 minute train ride to London Bridge.

Featuring an impressively spacious open plan lounge-diner, this apartment also comes with a fully integrated modern kitchen. Attractive, airy and filled with natural light, this apartment is located in a 26-storey development with great views across Central London. Expect this building to quickly become a new prestigious landmark for the area.

The nearby area is home to iconic landmarks such as the Tower of London and Tower Bridge, as well as numerous museums, art galleries, and trendy restaurants. This combination of old and new creates a dynamic and desirable environment for both residents and visitors.

The area's lively character make this an ideal choice for young professionals, commuters and investors alike. Completion will be in 2025. Arrange your viewing early!

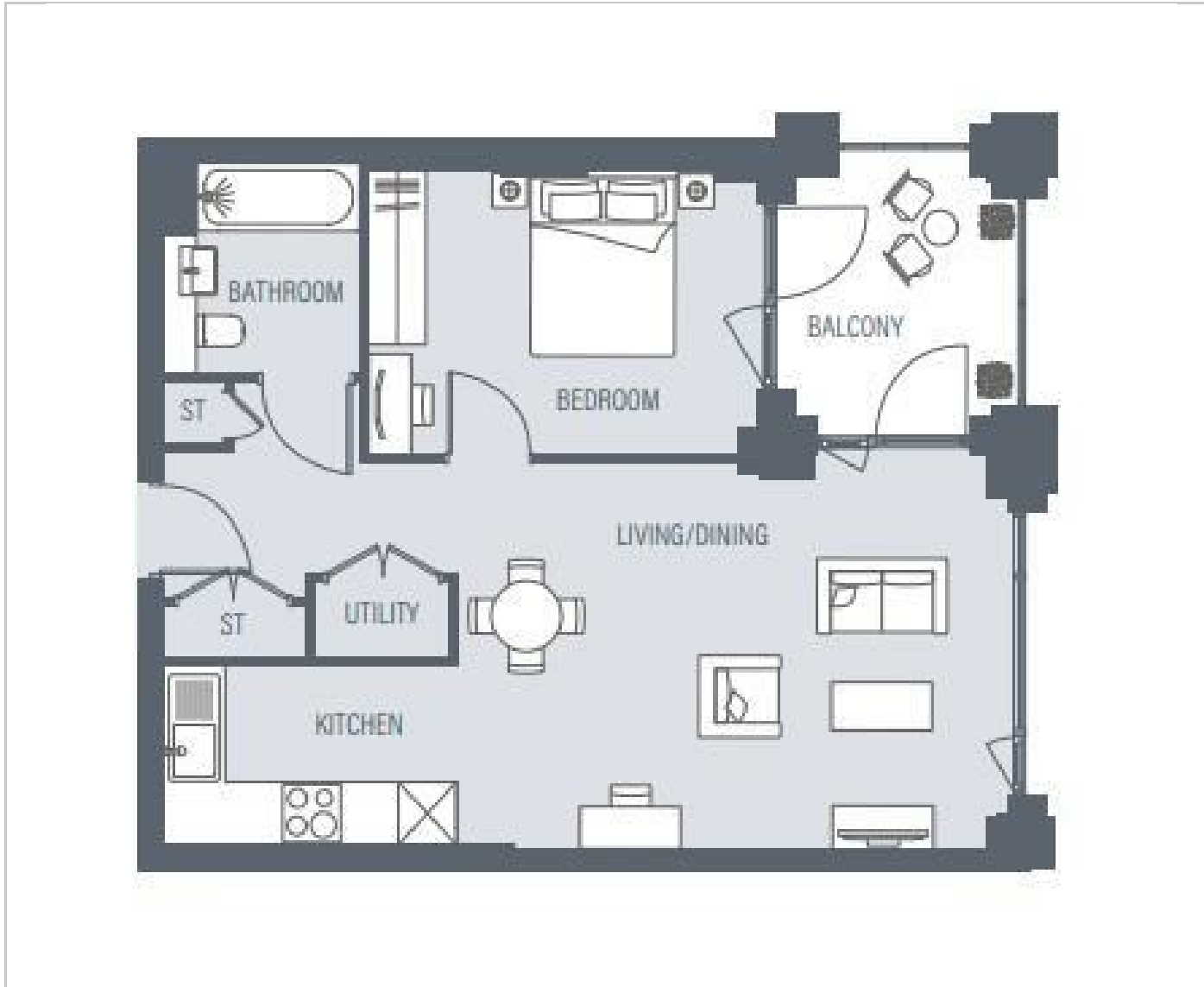
## Key Features

- Contract Reassignment - One bedroom apartment SOLD OFF PLAN
- Private balcony accessible from the living area and bedroom
- Stylish kitchen with integrated appliances
- 5 minutes to London Bridge from South Bermondsey station
- Lively local area with great amenities
- Concierge
- Completion 2025

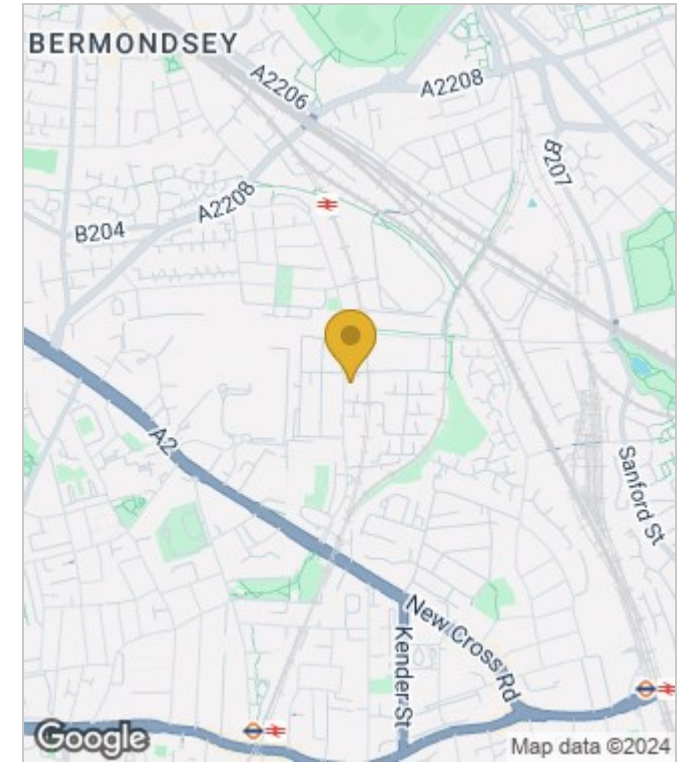
## Situation

Council Tax Band: New Build

## Floor Plans



## Area Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(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	

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