

**FOR SALE**



**Old Town Hall Apartments, Bermondsey, SE16**

**OFFERS IN EXCESS OF £600,000 Leasehold**



**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

# Property Description

A striking bright and spacious modern one-bedroom apartment with additional mezzanine level, in an award-winning Grade II listed landmark, with south facing views overlooking Bermondsey Spa Gardens.

Set within the iconic Old Town Hall Apartments, an award-winning conversion by Hollybrook Homes, this impressive upper ground level one-bedroom apartment with mezzanine blends timeless architectural character with modern design.

Originally completed in Greek Revival style in 1930, the building once served as Bermondsey Town Hall and, following conversion to apartments in 2014, retains its magnificent Grade II listed façade and grand marble triple height entrance lobby. The development received multiple awards including “Refurbishment of the Year” and “Best Conversion” at the London Evening Standard New Homes Awards.

Inside, the south facing apartment feels bright and spacious with soaring ceilings and full-height Crittall windows, that flood the whole apartment with natural light. The open-plan double height reception features elegant wood flooring and a sleek kitchen with integrated appliances, creating an ideal setting for both entertaining and everyday living. The versatile mezzanine overlooks the main living space and provides the perfect spot for a home office, guest area or reading nook. Additional benefits include a generous double bedroom, contemporary bathroom, daytime concierge, lift access, and secure bike storage.

Perfectly positioned beside Bermondsey Spa Gardens and close to Bermondsey Street, Maltby Street Market and the South Bank, residents can enjoy artisan cafés, bars, and restaurants on their doorstep. Excellent transport links from Bermondsey and London Bridge stations offer quick access across London, making this a rare opportunity to own a home of true character and quality.

Offered chain Free.

## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C	79	83
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

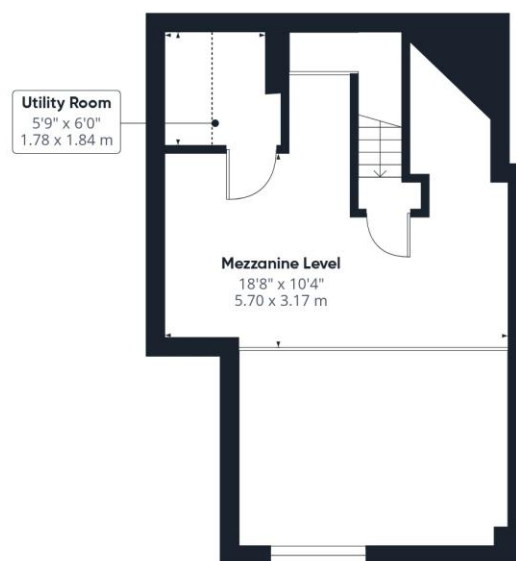




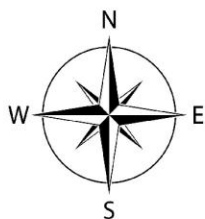




Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

840 ft<sup>2</sup>  
78 m<sup>2</sup>

**Reduced headroom**

16 ft<sup>2</sup>  
1.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Material Information

**Tenure** – Leasehold

**Length Of Lease** – 114 years remaining

**Service Charge** – £3678.96

**Ground Rent** – £300

**Council Tax Band** – E

**Local Authority** – Southwark Council



**Property Type**  
Apartment (Conversion)



**Construction Type**  
Brick



**Parking**  
No Parking



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Central Gas Heating



**Broadband**  
Standard/ Superfast/  
Ultrafast



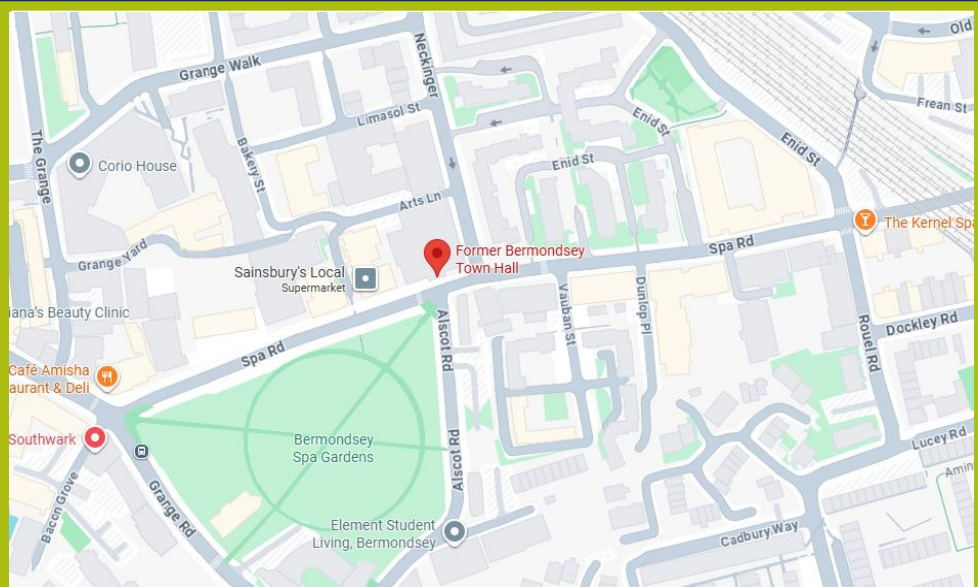
**Mobile Signal**  
Good Coverage



**Flood Risk**  
*Has the property been flooded in the past five years: NO*  
Risk Level: Medium



**Proposed Development in Immediate Locality?**  
None



### Balham

45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

### Streatham

432/434 Streatham High Road  
London, SW16 3PX  
☎ 0208 679 9889



[samuelestates.com](https://samuelestates.com)