



Eyot House

Sun Passage, SE16

Asking Price £600,000

This stunning and contemporary two-bedroom, two-bathroom apartment offers a bright and airy living experience, enhanced by a spacious private corner balcony and an open-plan living area.



Eyot House

Sun Passage, SE16

- Two Bedrooms
- Two Bathrooms
- Large Private Balcony
- Leasehold
- Stunning Views
- Excellent Location
- Great Transport Links



Situated on the upper floor of a modern development, the apartment boasts beautiful city views from its expansive balcony. Finished to a high specification, the interiors feature modern fittings and generous proportions throughout. The open-plan kitchen and living area is flooded with natural light, with direct access to the balcony, creating a seamless indoor-outdoor flow. All rooms are well-sized and thoughtfully connected, exuding warmth and comfort. The principal bedroom includes an en-suite bathroom and ample storage, while the second bedroom is also generously proportioned, with easy access to the family bathroom.

Eyot House enjoys a prime location, offering quick access to local highlights such as Maltby Street Market, Shad Thames, Bermondsey Street, Borough Market, and Tower Bridge. Excellent transport links, including the Jubilee line at Bermondsey and multiple bus routes, further enhance the connectivity of this exceptional property.

Tenure: Leasehold 110 years 6 months
Service Charge: £2656.68 pa
Ground Rent: £0
Local Authority: London Borough of Southwark
Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)	83	83
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

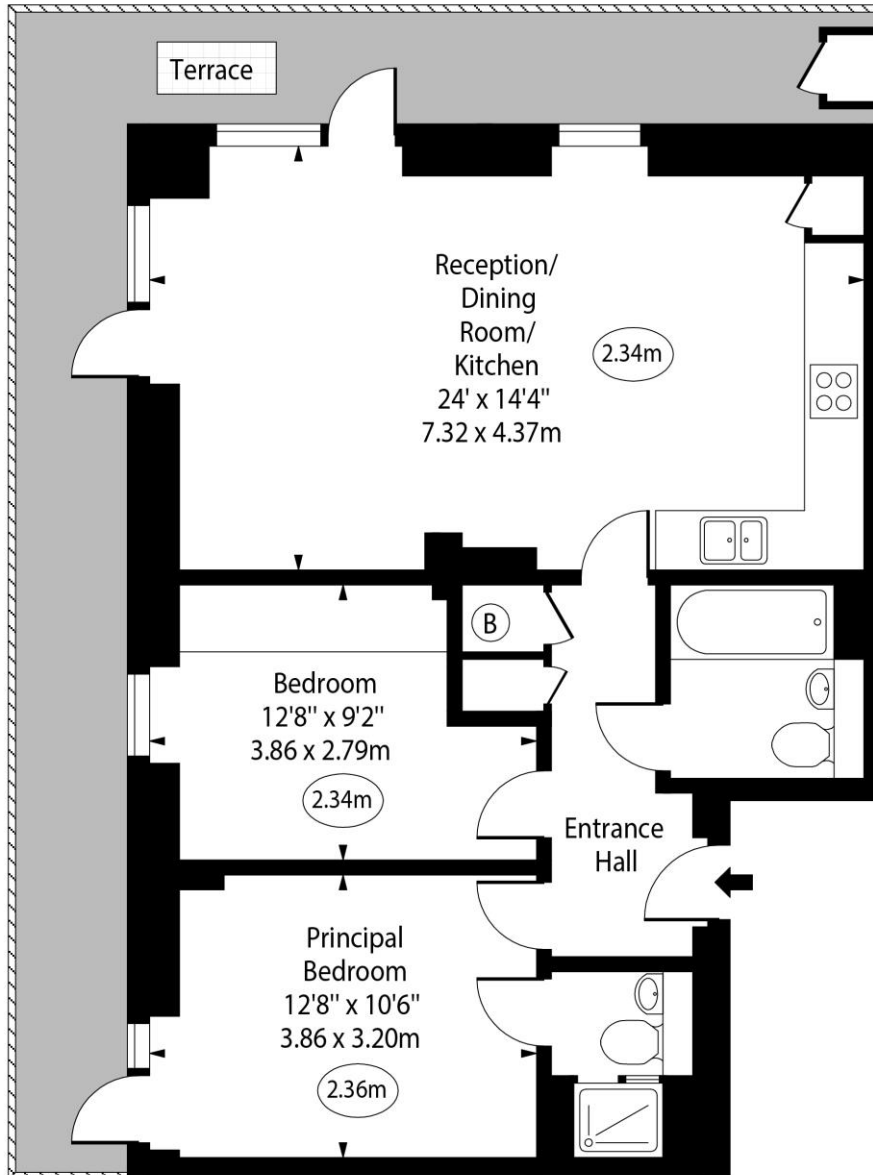
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Eyot House, Sun Passage, SE16



○ - Ceiling Height



Sixth Floor

Approx Gross Internal Area 710 Sq Ft - 65.96 Sq M

For Illustration Purposes Only - Not To Scale

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