



Arnold Estate

Druid Street, SE1

Offers in excess of £300,000

This charming one-bedroom flat, situated on the first floor of a purpose-built development, offers an exceptional living experience between Bermondsey and London Bridge stations. The property is surrounded by an array of shops, cafés and amenities.



Arnold Estate

Druid Street, SE1

- One Bedroom
- One Bathroom
- Leasehold
- Excellent Location
- Great Transport Links



Upon entering, you are greeted by a bright and well-proportioned reception room that exudes warmth and character. The spacious double bedroom provides a peaceful retreat, while the separate kitchen and bathroom enhance the practicality of the layout. The flat boasts built-in storage solutions, ensuring ample space for belongings, as well as the comforts of gas central heating and double-glazing for year-round comfort. Residents benefit from off-street parking and access to beautifully maintained communal areas, adding to the overall appeal of the property.

With London Bridge and Bermondsey stations just a short stroll away, commuting to the City and West End is effortless. The surrounding area is rich in fashionable shops, trendy cafés, lively bars, and excellent restaurants, along with the renowned Maltby Street Market and picturesque walks along the River Thames, all within easy reach. This flat presents an ideal opportunity for individuals, couples and investors alike, combining a superb location with a comfortable living space.

Tenure: Leasehold 100 years 2 months
Service Charge: £1368.9 pa
Ground Rent: £10 pa
Local Authority: London Borough of Southwark
Council Tax Band: A

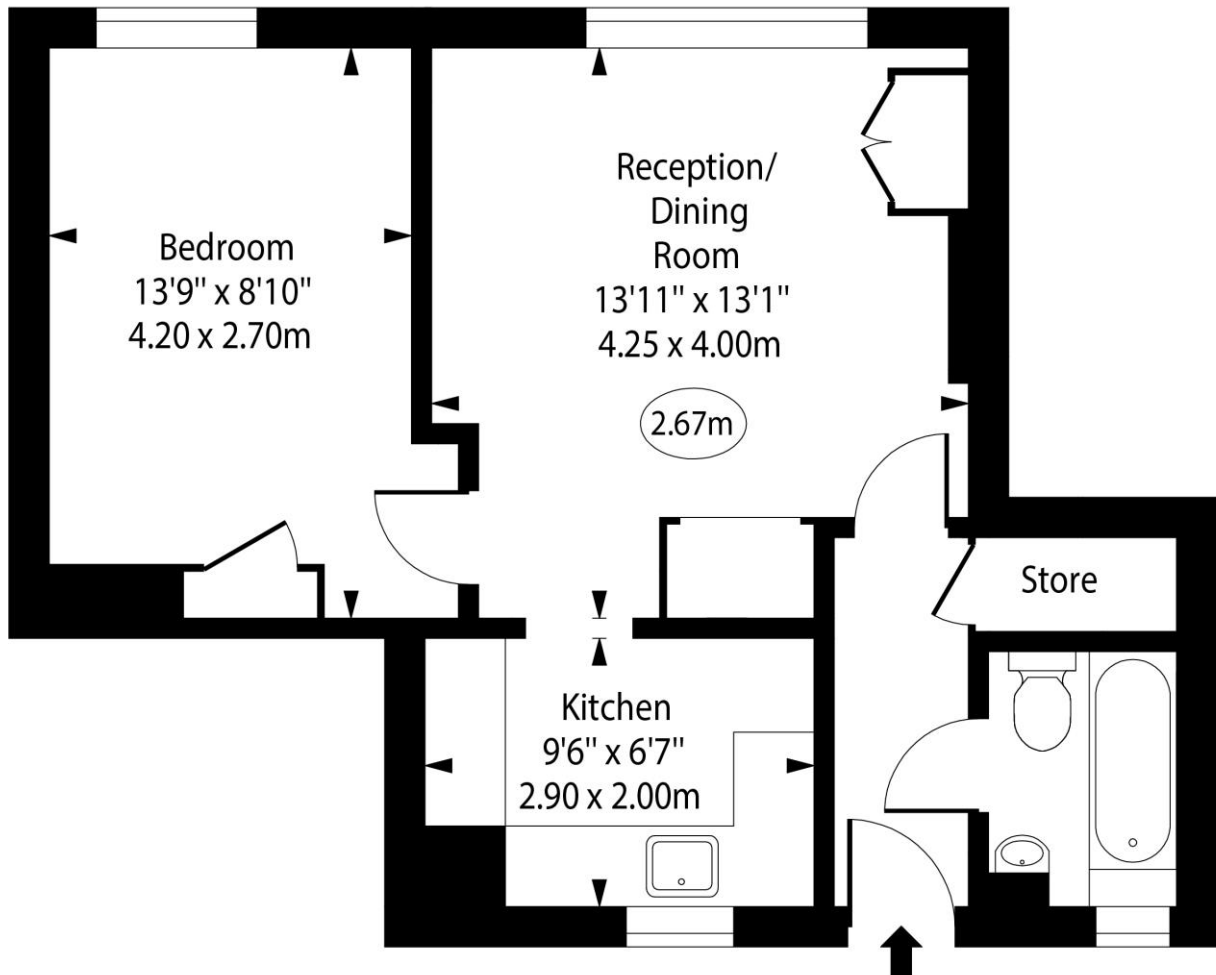
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	77	79
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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Arnold Estate, Druid Street, SE1

○ - Ceiling Height



First Floor

Approx Gross Internal Area

446 Sq Ft - 41.43 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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