

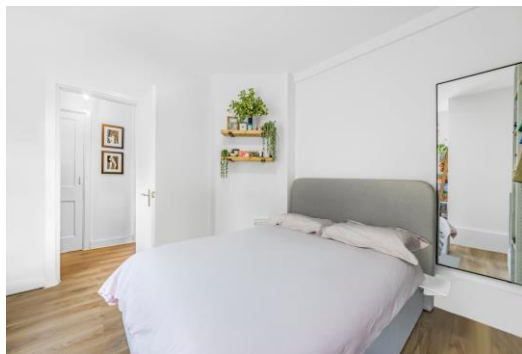


# Vauban Estate

London, SE16

Asking Price £350,000

Spacious, light and airy one bedroom located on the first floor of this secure development, adjacent to Bermondsey Spa Gardens.



# Vauban Estate

## London, SE16

- Spacious modern apartment
- Abundant natural light
- Generous reception room
- Separate fitted kitchen
- Contemporary stylish bathroom
- Peaceful double bedroom
- Excellent transport links
- Adjacent green space





Nestled on the first floor of a secure and well-maintained development, this beautifully presented one-bedroom apartment offers an exceptional blend of space, natural light and urban convenience. Positioned adjacent to the leafy expanse of Bermondsey Spa Gardens, the property enjoys a tranquil setting while remaining just moments from the vibrant heart of Bermondsey. Flooded with natural light, the apartment boasts a generous reception room that provides ample space for both relaxing and entertaining. A thoughtfully designed, separate kitchen offers a functional and stylish space for cooking, complete with contemporary fittings and ample storage. The double bedroom is well-proportioned, offering a peaceful retreat with plenty of room for additional furnishings, while the modern bathroom is finished to a high standard with sleek fixtures and a clean, contemporary aesthetic. The property forms part of a secure, modern development that benefits from well-kept communal areas and a strong sense of community. Its prime location places it within easy walking distance of Bermondsey Underground Station (Jubilee Line), providing swift connections to London Bridge, Canary Wharf and the West End. The City is also easily accessible, making this an ideal home for professionals. With its combination of generous proportions, modern interiors, and a sought-after location near green spaces and excellent transport links, this charming home presents a superb opportunity for first-time buyers, investors, or anyone seeking a stylish and well-connected residence in one of Southeast London's most desirable neighbourhoods.

**Tenure:** Leasehold 102 years 1 months

**Service Charge:** £1200 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		
(94-100) <b>A</b>		
(81-93) <b>B</b>		
(69-80) <b>C</b>	72	78
(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		
England, Scotland & Wales EU Directive 2002/91/EC		

### *Chestertons Tower Bridge Sales*

220 Tower Bridge Road

Tower Bridge

London

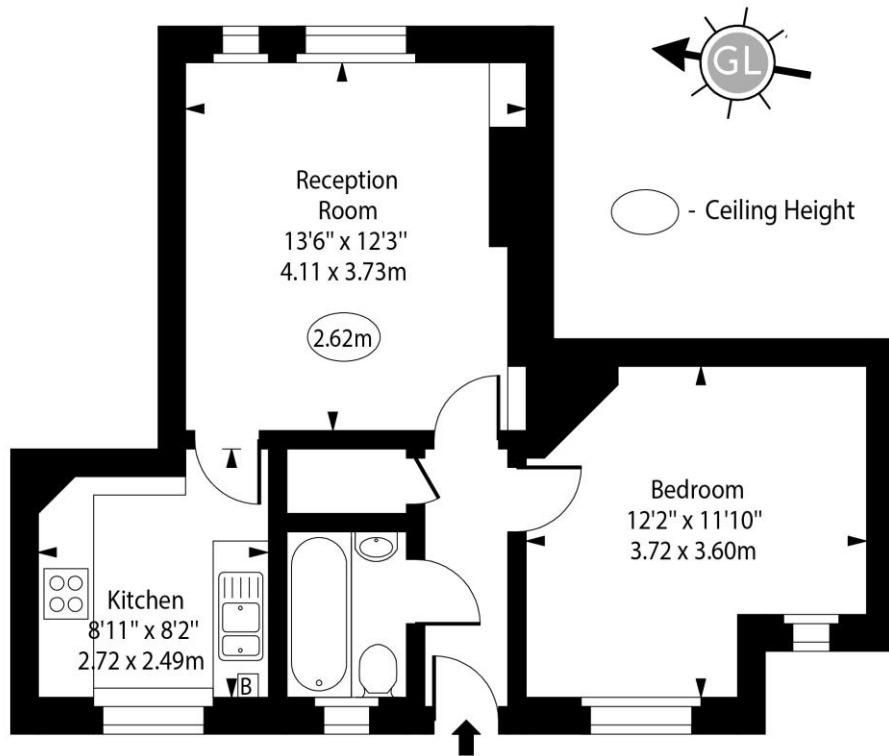
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## Vauban Estate, SE16



### First Floor

Approx Gross Internal Area      443 Sq Ft - 41.12 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.  
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and  
for illustrative purposes only.

Measured according to the RICS IPMS 2. Not To Scale.

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