



# Clements Road

London, SE16

Asking Price £625,000

Stylish Ground Floor Apartment with Private Garden Just Moments from Bermondsey Tube

**CHESTERTONS**





# Clements Road

## London, SE16

- Ground floor with private entrance access
- Two double bedrooms, modern interior finish
- Two sleek bathrooms, high-quality fittings
- Spacious 28ft open-plan kitchen lounge
- Sun-soaked private garden, ideal retreat
- Garden shed for home office or studio
- Close to Bermondsey Station
- Quiet tree-lined street, prime location



This beautifully presented ground floor apartment offers a rare blend of space, style, and convenience in the heart of Bermondsey. The property features two generously sized double bedrooms and two modern bathrooms, all finished to a high standard. The standout feature is the large 28ft open-plan kitchen and reception area, ideal for entertaining or relaxing. With sleek fittings and a contemporary design throughout, the apartment also benefits from its own private entrance, enhancing the sense of privacy and independence. The private garden is a sun-soaked haven, perfect for outdoor dining or unwinding after a long day and also comes with a shed that can be used as a home office or studio. Maltby Street Market, Shad Thames, Bermondsey Street, Borough Market and Tower Bridge are all within walking distance, offering a rich array of artisan food, independent shops, and cultural experiences. Located on a quiet, tree-lined street just 0.2 miles from Bermondsey Tube Station, the property offers excellent transport links and easy access to central London and Canary Wharf. Residents also benefit from a communal bike shed, adding to the practicality of urban living. The apartment is part of a well-maintained development and holds a leasehold tenure with an EPC rating of C. Whether you're a professional couple, a small family, or an investor, this immaculate home ticks all the boxes for modern city living. Early viewing is highly recommended to fully appreciate the quality and location of this exceptional property.

**Tenure:** Leasehold 108 years 8 months

**Service Charge:** £2000 pa

**Ground Rent:** £250 pa

**Local Authority:** London Borough of Southwark

**Council Tax Band:** E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Tower Bridge Sales*

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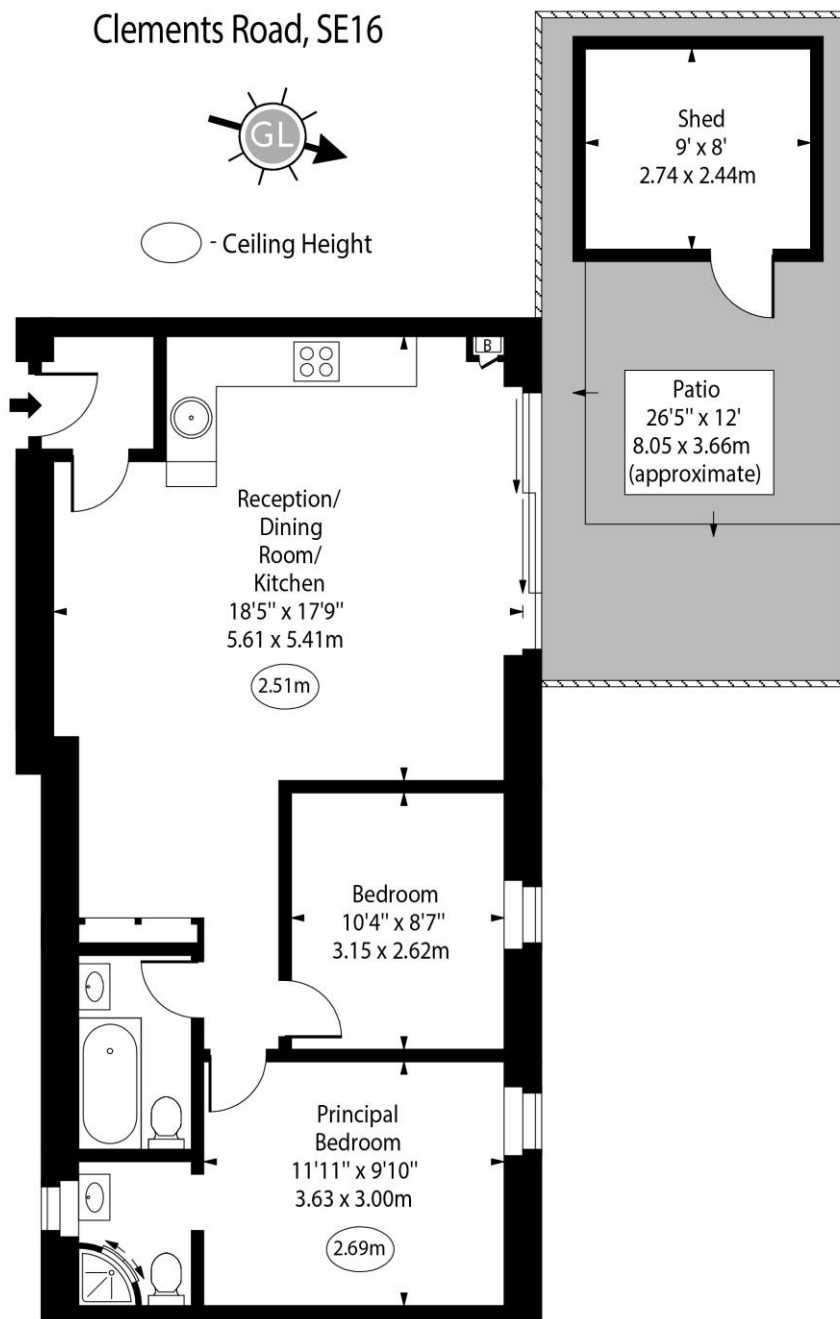
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Clements Road, SE16



○ - Ceiling Height



Ground Floor

Approx Gross Internal Area      685 Sq Ft - 63.64 Sq M  
(Excluding Shed)

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. Not To Scale.

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Ref. No. 029418K

