

St. James's Road | London, SE16



£450,000
Leasehold

- Modern Apartment • One Bedroom • 536 Sq Ft • Fantastic Private South Facing Balcony • 2nd Floor • Solid Wood Flooring • Close to Bermondsey Tube • Short Walk to Southwark Park • 108 Year Lease • No Chain

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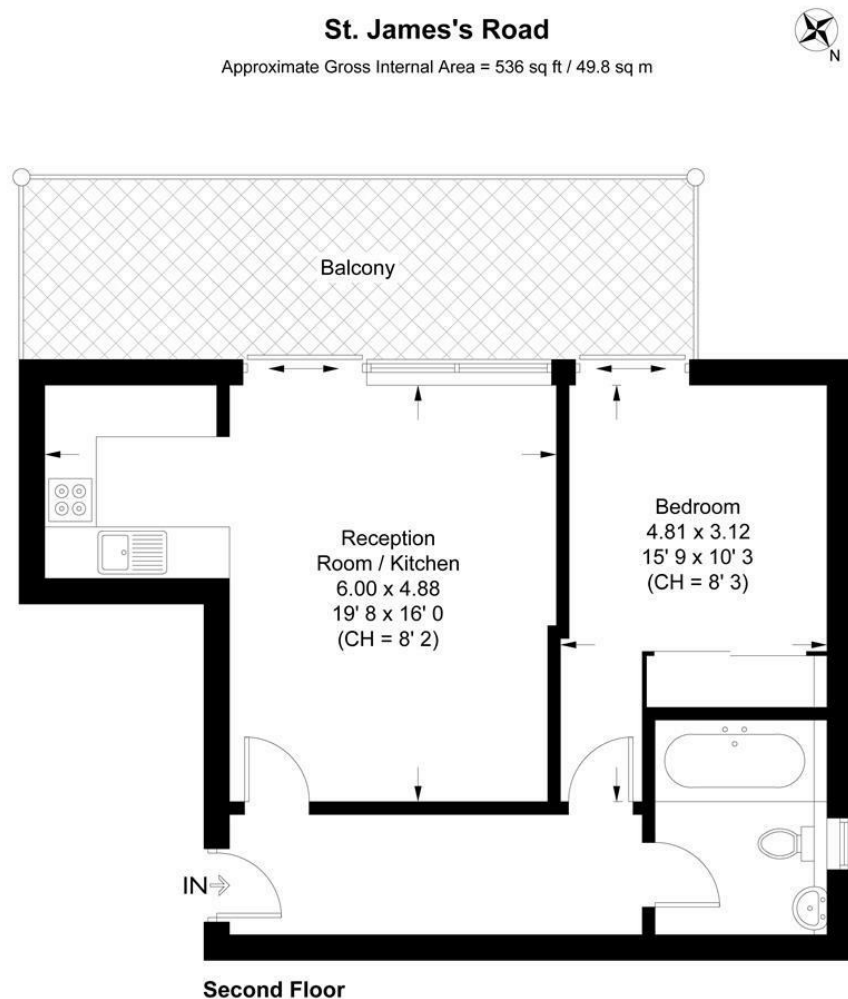
Very good size modern one bedroom apartment in a highly desirable spot just south of the Thames a short walk from Bermondsey Tube.

The 2nd floor 536 sq ft accommodation comprises large reception room opening onto fantastic south facing private balcony, separate kitchen, double bedroom and bathroom. Features include solid wood flooring, fitted storage and charming outlook towards church garden from the balcony.

Located in very popular position close to the wide open spaces of Southward Park and just 200 metres from Bermondsey Tube. There are also good bus services into the West End and City.

Southward Council Tax band D. Lease has 108 years unexpired, annual service charge for 2025 is £2,563.

Ideal investment or first time buy, available with no chain.



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.



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