



# Layard Square, Bermondsey

Asking Price £375,000 Leasehold





## Layard Square, Bermondsey

A two bedroom third floor property located moments from the green open spaces of Southwark Park and a 9 minute stroll from Bermondsey's Jubilee Line station. Presented open plan for the modern way of living, the property boasts a natural brightness throughout thanks to its dual-aspect nature and large windows, while a sizeable balcony enjoys views over the communal gardens below. The bedrooms are comfortable doubles and the kitchen was installed in 2019, while service charge includes an efficient and cost effective communal heating and hot water system. The property is directly opposite the Biscuit Factory - Bermondsey's latest exciting residential and retail development - which should see exacerbated appreciation over coming years.

- Two Double Bedrooms
- Open Plan Living Areas
- Modern Shower Room
- Private Balcony
- Fully Double Glazed
- Views Over Gardens

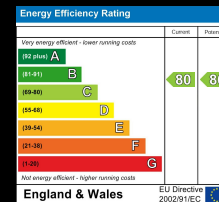
Oliver Jaques Surrey Quays Sales  
0207 231 5050

Email [southeast@o-j.co.uk](mailto:southeast@o-j.co.uk)

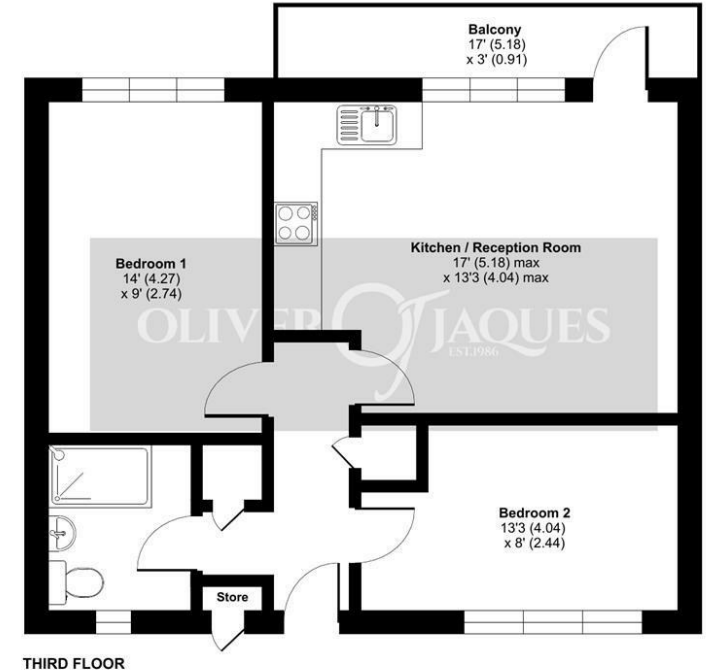
229/331 Lower Road, Surrey Quay, London, SE16 2LW

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**Layard Square, London, SE16**  
Approximate Area = 564 sq ft / 52.3 sq m (excludes store)  
For identification only - Not to scale



**RICS** Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnichecom 2023.  
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**Tenure:** Leasehold  
**Ground Rent:** £10 pa  
Fixed  
**Service Charge:** £2,200 pa  
**Lease Expires:** 21st August 2141  
**Shared Ownership:** No  
**Council Tax Band:** Southwark London Borough  
Council (Band A)  
£1,128.61 pa