



Southwark Park Road, Bermondsey

Asking Price £350,000 Leasehold

OLIVER *OJ* JAQUES
EST.1986



Southwark Park Road, Bermondsey

This impressive purpose built apartment is located in Bermondsey and has the benefit of a PRIVATE WEST FACING ROOF TERRACE. Both well presented and well maintained the accommodation briefly comprises of entrance hallway, modern fitted tiled bathroom, contemporary kitchen and fittings, reception area and double bedroom. The apartment also has the benefit of French doors from both the bedroom and the reception room leading to a private decked roof terrace. Extending to 54.2sqm (583 sqft) it also benefits from double glazing.

The location provides the opportunity to have the full London experience with Bermondsey Underground station (Zone 2/Jubilee line) Providing access to Central London within 5 minutes and being located just 0.4 miles from the property. The property is also moments from the open spaces of Southwark Park and walk-able to the Thames Path with Cafe's and bars of Shad Thames, the shopping facilities of Canada water and superstores of the Old Kent Road. Other benefits of the location include a ten minute walk to both Bermondsey Street with its trendy bars and restaurants and Maltby Street market.

Vendors comments - We love the outdoor patio, its a real suntrap, great for outdoor BBQs, to have your own private outdoor area we're just not overlooked is unusual and GREAT!

This is a fantastic opportunity and available with no onward chain, please contact us to arrange a viewing appointment.

- One Double Bedroom
- First Floor Apartment
- West Facing Roof Terrace
- Contemporary Fittings
- Secure Entry-Phone System
- 54.2sqm (583sqft)

Oliver Jaques Surrey Quays Sales
0207 231 5050

Email southeast@o-j.co.uk

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

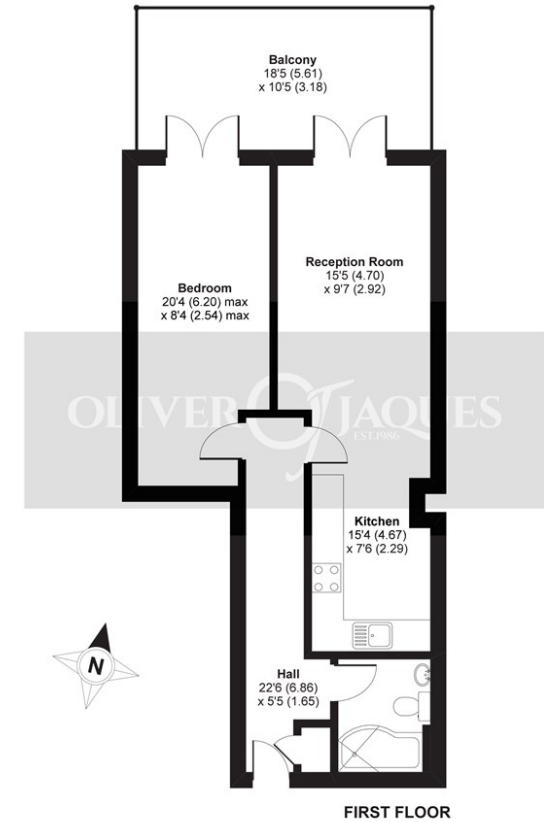
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
82-91 (A)	A		
69-81 (B)	B		
55-68 (C)	C	80	80
39-54 (D)	D		
29-38 (E)	E		
13-28 (F)	F		
1-12 (G)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Southwark Park Road, London, SE16

APPROX. GROSS INTERNAL FLOOR AREA 583 SQ FT 54.2 SQ METRES



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Tenure: Leasehold
Ground Rent: £125 pa
Service Charge: £2,604.50 pa
Lease Expires: 5th August 2129
Shared Ownership: No
Council Tax Band: Southwark London Borough Council (Band C)
 £1,593.76 pa