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## Marigold Street, London, SE16 4PF

A well-kept ground floor apartment with access to a massive garden located moments from the River Thames, a short walk away from Bermondsey Underground station and Rotherhithe overground station. The apartment features a tidy kitchen, reception and bedroom with built-in storage as well as access to a very generous garden, and a well-kept shower room. Additional storage can be found in the hallway. The property is located moments from the Bermondsey Biscuit Factory Regeneration and Canada Water Masterplan are just moments away. The greenery of Southwark Park is just around the corner, while Shad Thames, award-winning markets like Maltby Street and Spa Terminus, and a plethora of restaurants, bars, and artisan bakeries and breweries nestled under the railway arches are all less than a 15-minute walk away.

Years on Lease - 103  
Annual Service Charge - £1154.17  
Annual Ground Rent - £10  
Council Tax Band - A

Council tax, property size and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

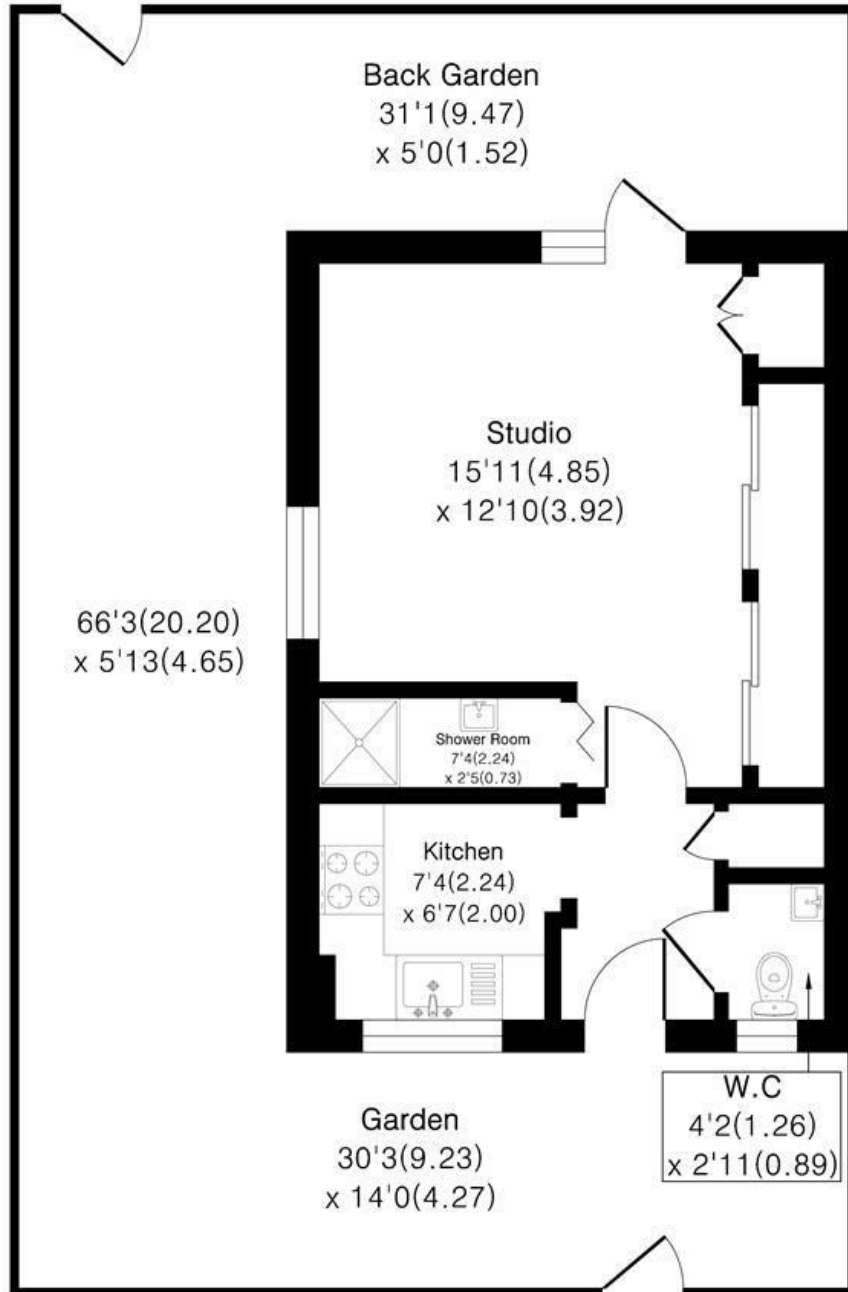
- Well-kept Ground Floor Apartment
- Generous Garden
- Excellent Location
- Good Transport Links
- Separate Kitchen
- Plenty of Storage
- Walking Distance to Tower Bridge and Central London
- Steps From River Thames
- Residents Car Parking Permit Available

**£280,000**

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**Cranbourne Ho1, Cranbourne House, Marigold Street, London SE16 4PF**

Approximate Area = 315 sq ft / 29.3 sq m  
For identification only - Not To Scale



**Ground Floor**



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential).  
Produced for Alex & Matteo Estate Agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	