



## Marden Square, London, SE16 2JA

Guide Price £425,000 - £450,000

A generous three bedroom maisonette; located moments from Berrymsey Underground station and next to Southwark Park.

The first floor of the property boasts a spacious kitchen with space to dine, a large reception room with access to a private balcony, guest washroom, and additional storage in the hall. The second floor features two generous double bedrooms, a single bedroom currently being used as a home office, access to a second balcony, and a well-kept family bathroom.

The property is surrounded by a plethora of local amenities such as Spa Terminus and Blue markets, independent cafes, bars, breweries, restaurants, and grocery stores. The apartment is also conveniently located next to the Biscuit Factory Regeneration Project.

Years on Lease - 89

Annual Service Charge - £4,727.43 Including heating and hot water

Annual Ground Rent - £10

Council Tax Band - B

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.

- Chain Free
- Very Spacious Balcony
- Stylish Three Bedroom Maisonette
- Moments from Shops, Cafes, Bar, Pubs, Gym and Leisure Centres
- Next to the Biscuit Factory Regeneration Project - Pearl Yard
- Next to Southwark Park
- Moments from Underground Station

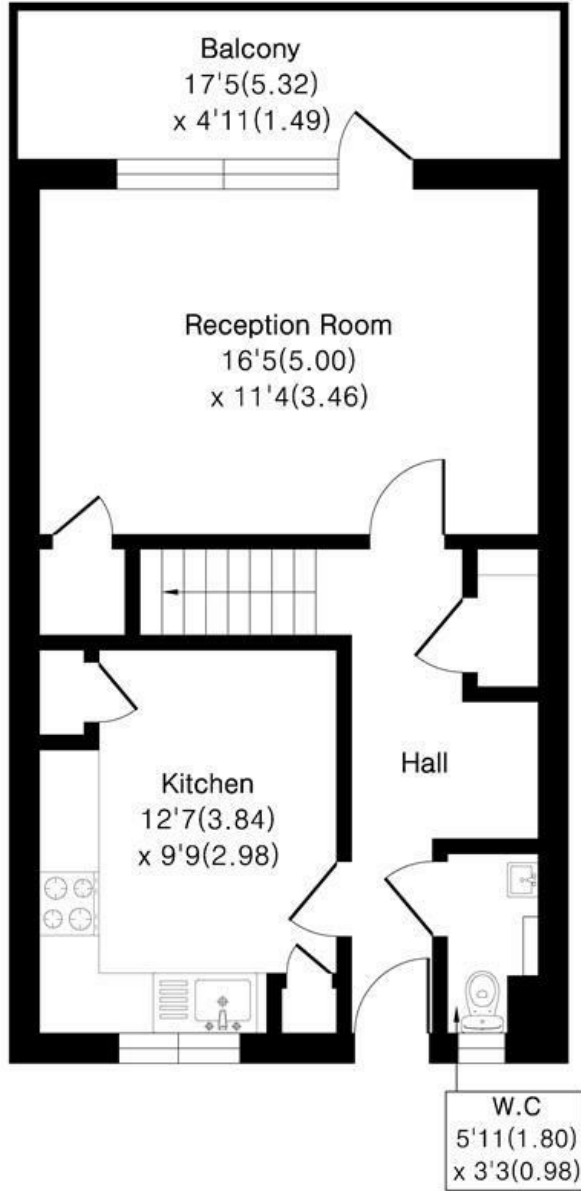
**Alex & Matteo**  
ESTATE AGENTS

**Guide price £425,000**

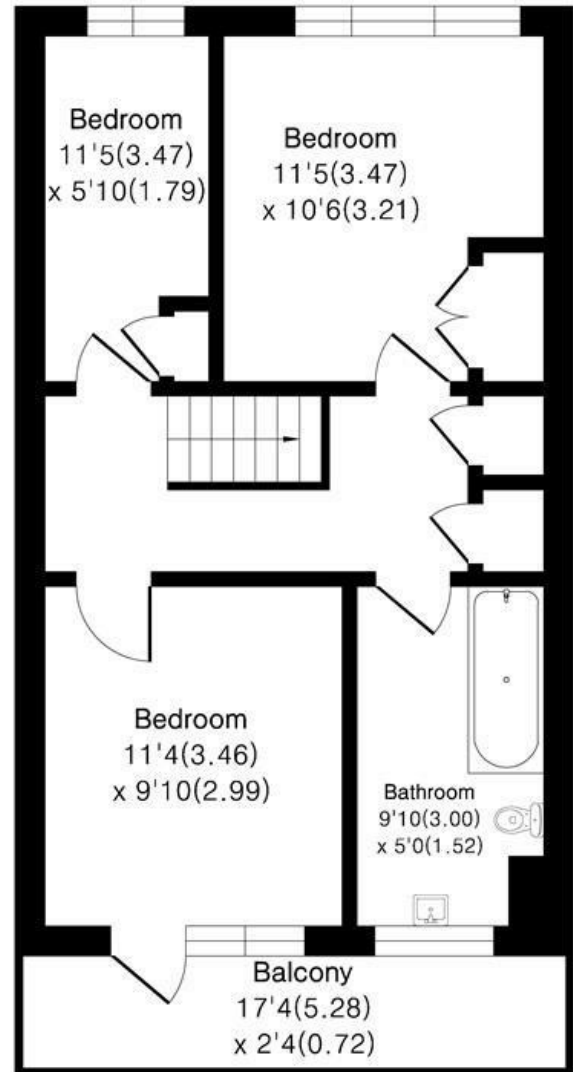
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Approximate Area = 935 sq ft / 86.9 sq m

For identification only - Not To Scale



Third Floor



Fourth Floor

Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential).

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>		79	79
(55-68) <b>D</b>			
(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	