

Grange Road

London, SE1

Asking Price £350,000

A spacious bright and beautifully presented one bedroom apartment in a desirable modern development. The apartment features a generous sized double bedroom, kitchen and living room with access to a spacious balcony and separate bathroom.

CHESTERTONS









Grange Road

London, SE1

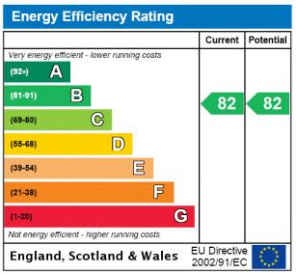
- Spacious one bedroom modern city apartment
- Bright open plan reception kitchen space
- Private balcony ideal for entertaining guests
- Generous double bedroom with storage options
- Contemporary bathroom with quality finishes throughout
- Approx. five hundred twelve square feet
- Close to Bermondsey station Jubilee line
- Near Bermondsey Spa Gardens green space



A spacious and beautifully presented one bedroom apartment arranged on the first floor of a sought after modern development. The property is flooded with natural light and features a generous open plan reception room with a sleek fitted kitchen, warm wood flooring and full height glazing opening onto a wide private balcony, ideal for outdoor dining. The well proportioned double bedroom offers excellent storage potential and a calm outlook, while the bathroom is finished to a contemporary standard with quality fittings. The apartment benefits from an efficient layout, a ceiling height of approximately 2.26 metres and an approximate internal area of 512 square feet, creating a sense of space throughout.

The building is positioned on the north side of Grange Road, moments from the landscaped open space of Bermondsey Spa Gardens, upgraded by the Council to include a children's playground and popular cafe. The location is exceptionally convenient for transport, with Bermondsey Underground station on the Jubilee line close by, providing swift connections to Canary Wharf, the City and the West End. London Bridge is also within easy reach for mainline services to Surrey, Sussex and Kent, while Bank is just one stop away on the Northern line, making this an ideal home or investment opportunity. Local amenities, cafes and riverside walks further enhance the appeal of this address location.

Tenure: Leasehold – 109 years remaining approx.
Service Charge: £2,350 p/a
Ground Rent: £300 p/a doubling every 20th anniversary of the term
Local Authority: Southwark
Council Tax Band: D

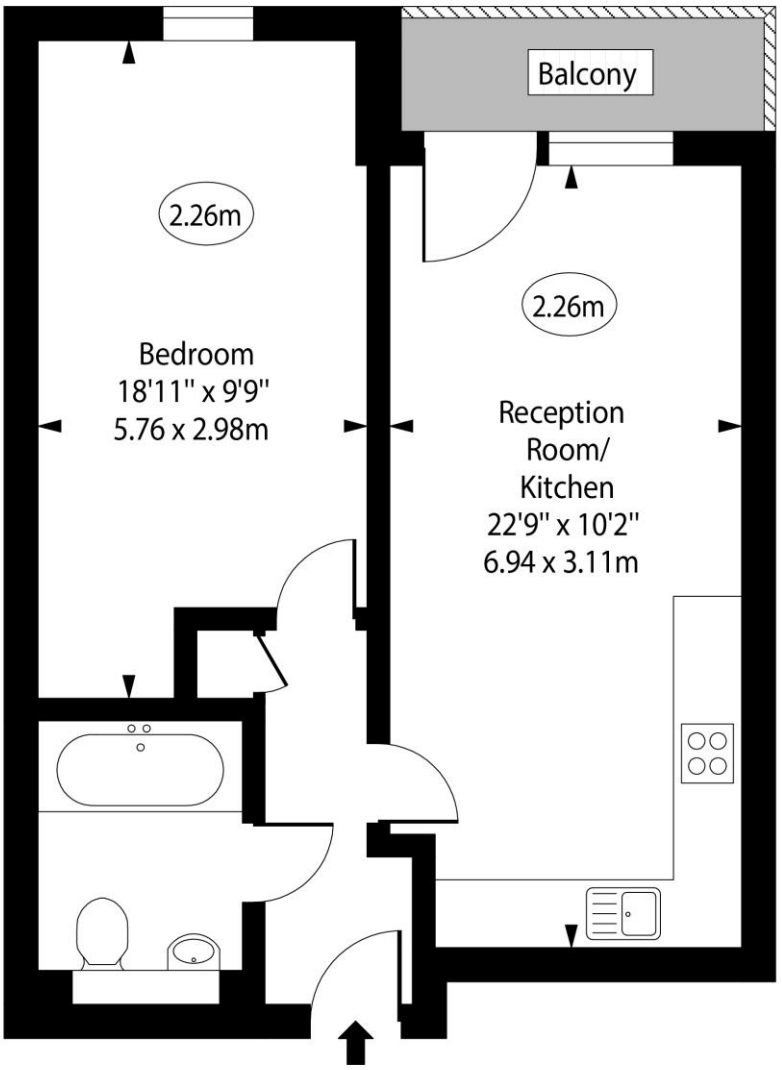


Chestertons Tower Bridge Sales

220 Tower Bridge Road
Tower Bridge
London
SE1 2UP
towerbridge@chestertons.co.uk
020 7357 7999
chestertons.co.uk

Futura House, Grange Road, SE1

- Ceiling Height



First Floor

Approx Gross Internal Area 512 Sq Ft - 47.56 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 018077R

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract,(ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 5th Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL Registered Company Number 05334580.

This paper is 100% recyclable