



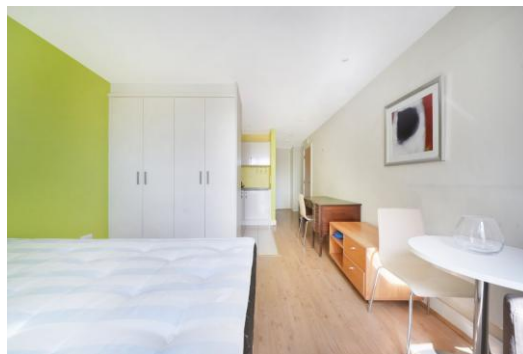
# Axis Court

2 East Lane, SE16

Asking Price £350,000

Stylish studio apartment in prime riverside location with excellent transport links and strong rental yield.

**CHESTERTONS**



# Axis Court

## 2 East Lane, SE16

- First floor studio, smartly arranged layout
- Moments from Thames Riverside
- South-west facing for natural daylight
- Excellent transport links
- Great Location
- High-yield investment in Zone One



An exceptional opportunity to own or invest in one of South London's most vibrant riverside neighbourhoods, this well-presented studio apartment offers approximately 389 sq ft (36.14 sq m) of smartly arranged living space. Located on the first floor with a desirable south-west facing aspect, the property benefits from excellent natural light and a bright, airy feel throughout. Just a minute's walk from the Thames Riverside and only six minutes from Bermondsey Underground Station, the apartment enjoys superb transport links via London Bridge or Bermondsey tube stations to the city or Canary Wharf. Its prime Zone 1 location also places it within walking distance of Tower Bridge, Southwark Park, and a wide range of local amenities, making it ideal for modern city living. Currently rented at £1,800 per month, the property presents a compelling investment opportunity with strong rental returns and consistent demand. Its riverside setting, excellent connectivity, and proximity to key London landmarks enhance its appeal for both investors and owner-occupiers. The studio's clean, contemporary finish and efficient layout offer a comfortable and low-maintenance lifestyle, perfectly suited to professionals or students seeking convenience and quality. Axis Court represents a rare chance to secure a high-yield property in one of London's most desirable and well-connected neighbourhoods.

**Tenure:** Leasehold 976 years 3 months  
**Service Charge:** £2419 pa  
**Ground Rent:** £75 pa  
**Local Authority:** London Borough of Southwark  
**Council Tax Band:** B

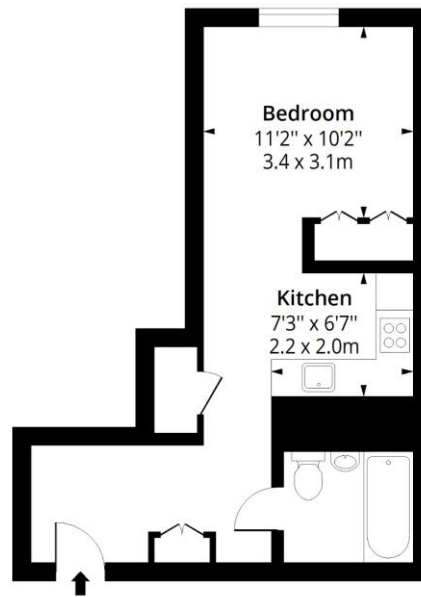
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	53 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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# Axis Court, SE16

Approx. Gross Internal Area 389 Sq Ft - 36.14 Sq M



## First Floor

Floor Area 389 Sq Ft - 36.14 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 8/8/2024



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