







New Place Square, London, SE16 2HP

A spacious three bedroom, two bathroom duplex apartment. Located only a short walk away from Bermondsey Underground Station as well as up-and-coming Biscuit Factory Regeneration Plan.
The property has a well-kept kitchen with enough room for a dining table, a bright reception room with access to a private balcony. The apartment boasts three well-sized bedrooms, as well as a tidy family bathroom and guest washroom. Good amount of storage can be found in the hallway.
This apartment is within walking distance of many local amenities such as restaurants, grocery stores, cafes, bars, local markets, the River Thames and the greenery of Southwark Park.

Leasehold
Years on Lease -172 left
Ground Rent - £10
Annual Service Charge - £4926.79 including heating and hot water
Council Tax Band - B

Please note that the top-floor balcony forms part of the emergency escape route and must therefore be kept clear at all times, with no items left or stored there. It is not officially included within the property's title deeds. 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.

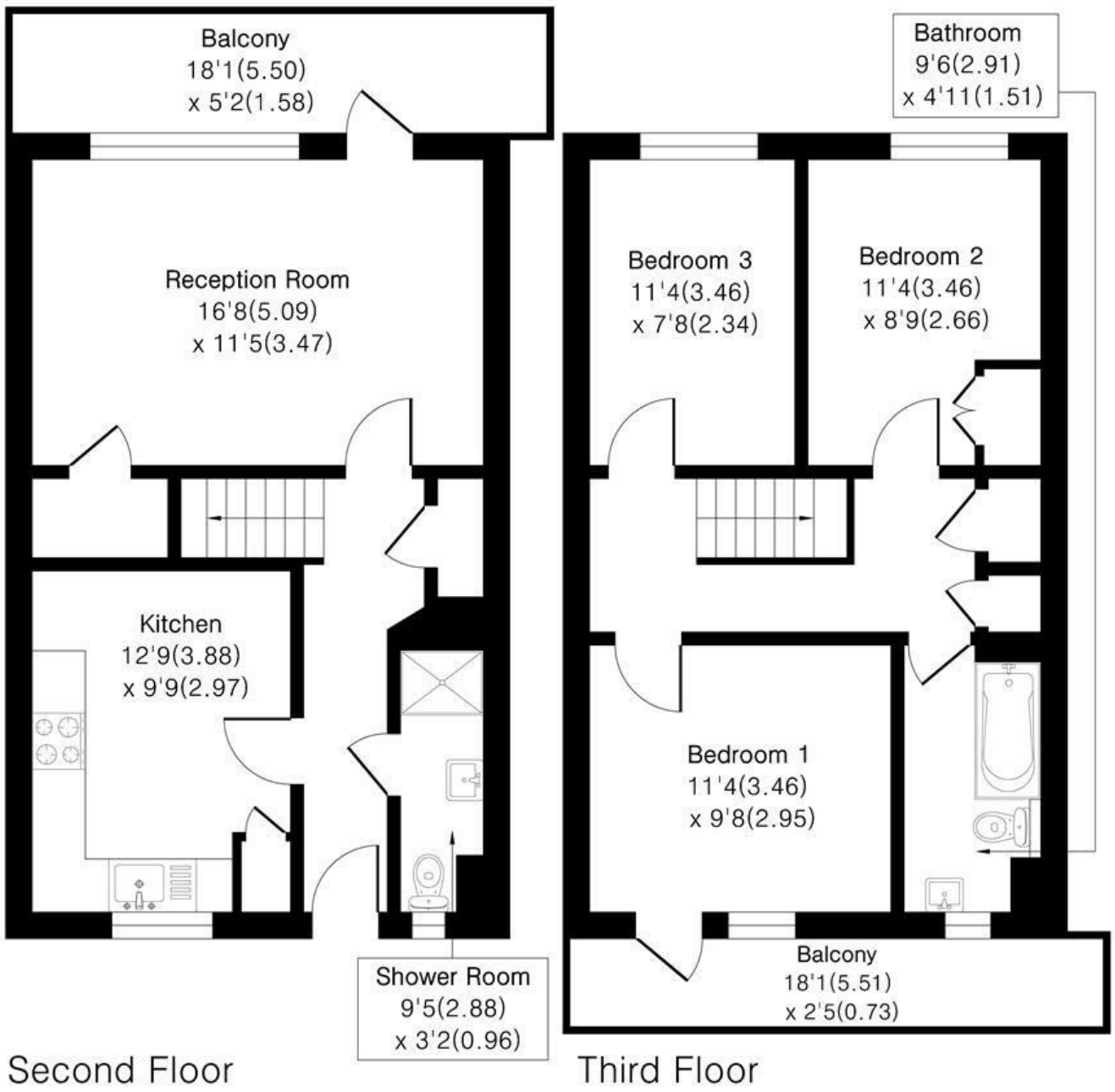
- Spacious Three Bedroom Apartment - Chain Free
- Big Private Balcony
- Plenty of Storage
- Great Transport Links - Moments from Bermondsey Underground Station
- Next to Bermondsey Biscuit Factory Regeneration Plan
- Moments from Award Winning Markets
- Newly Extended Lease

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£400,000

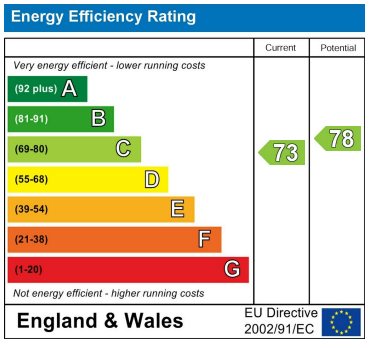
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Approximate Area = 948 sq ft / 88.0 sq m
(Excluding Balcony)
For identification only - Not To Scale



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



104 Cocoa Studios, The Biscuit Factory Drummond Road, London, United Kingdom, SE16 4FA
T. 020 3983 1833
E. hello@alex-matteo.com