



Rotherhithe New Road, London, SE16 3FN

A very generously proportioned three double bedroom, three bathroom duplex apartment, ideally located in the heart of ever-popular Bermondsey.

The lower floor comprises a bright open-plan modern kitchen, reception and dining area, with direct access to a private balcony. This level also includes a double bedroom, a stylish bathroom and useful storage space. The upper floor features two further generous double bedrooms, including one with an en-suite bathroom, as well as a third bathroom and excellent additional storage / additional space, including a large storage room which could easily be used as a walk-in wardrobe or similar.

Residents also benefit from a 24-hour concierge, fully stocked gym and large roof terrace.

The property is ideally placed to enjoy Bermondsey's existing amenities, including independent cafés, restaurants, pubs, breweries, supermarkets and shops, as well as excellent transport links into the City, London Bridge and beyond.

The location is also set to benefit from the wider regeneration of the surrounding area, including the New Bermondsey development scheme and the Old Kent Road masterplan, both of which include proposals for significant new transport infrastructure, including a proposed Overground station at New Bermondsey / Surrey Canal Road and proposed new Bakerloo line stations on Old Kent Road.

Years on Lease - 990

Annual Ground Rent - £545

Annual Service Charge - £4,755

Council Tax Band - E

- Three double bedrooms
- Three bathrooms, including en-suite
- Duplex apartment with private balcony
- Excellent storage / additional space, including potential walk-in wardrobe
- 24-hour concierge, gym and large roof terrace
- Popular Bermondsey location with excellent transport links
- Close to local amenities and nearby regeneration schemes
- Chain free

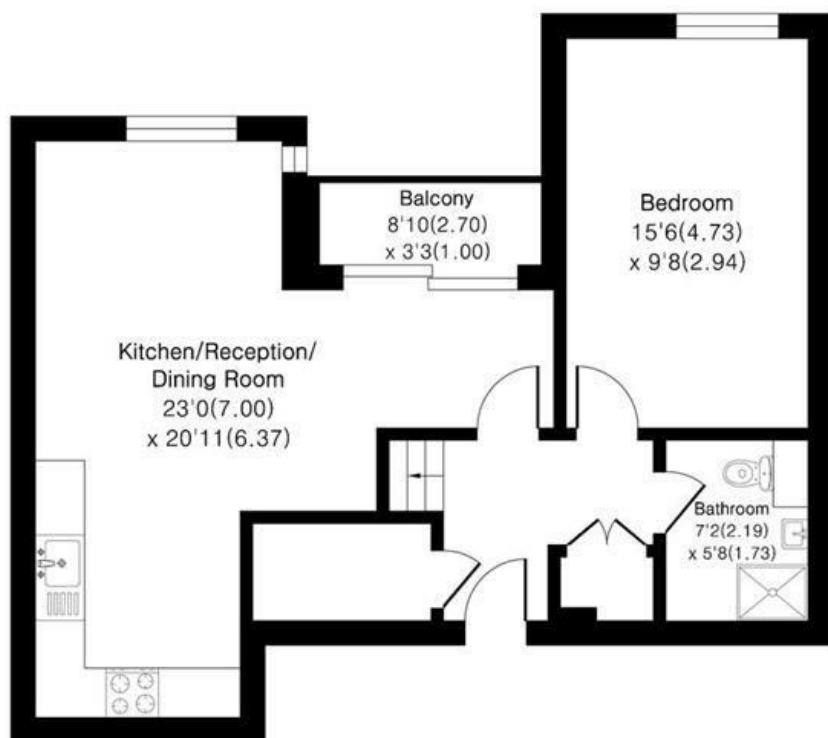
Alex & Matteo
ESTATE AGENTS

Offers in excess of £525,000

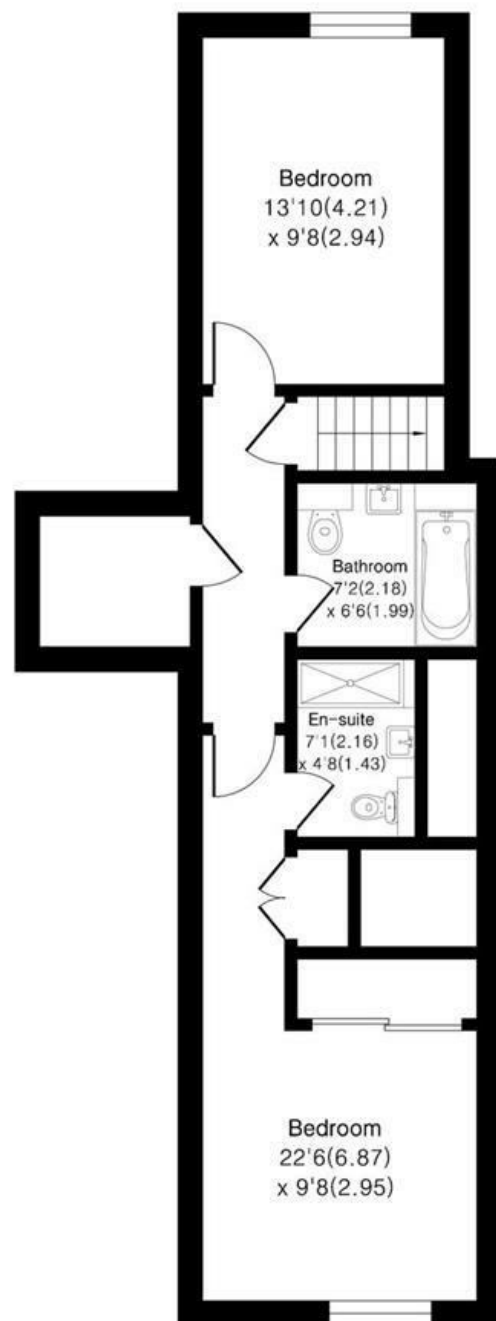
Bloom House, Rotherhithe New Road, London, SE16 3FN

Approximate Area = 1154 sq ft / 107.1 sq m (Excluding Balcony)

For identification only - Not To Scale



Second Floor



Third 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	