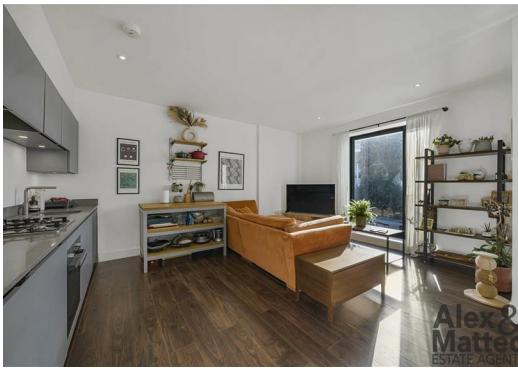


Ilderton Road, Bermondsey, SE16 3LA

A contemporary two-bedroom apartment located moments from South Bermondsey station for a quick commute to the city.
The apartment boasts a spacious and modern kitchen and reception room with access to a private west-facing balcony, a stylish family bathroom, and two well-proportioned double bedrooms, one complete with an en-suite bathroom. Additional benefits include ample storage space with two large cupboards in the hallway, air conditioning, and proximity to Ofsted Outstanding Ilderton Primary School.
The apartment is surrounded by many amenities, such as the popular Innervisions Alchemy Sauna, Padel Box for the sporty ones, independent cafes like Avalon Cafes, the ever-so-popular Small Beer Brew and Co brewery, as well as supermarkets/retail park. The greenery of Bridgehouse Meadows is just around the corner, and both Southwark and Burgess Parks are within easy reach.

•Years on lease - 121
•Annual service charge - £3,071.06.
•Annual ground rent - Peppercorn
•Council Tax Band - E

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.

- Contemporary Two Bedroom Apartment
- Built in 2021
- Generous Private Balcony
- Stylish Kitchen and Bathrooms
- Great Transport Links
- Plenty of Storage Space
- Moments from Supermarkets/ Retail Parks as well as independent Cafes, Restaurants, and Breweries
- Moments from Bridgehouse Meadows, a short walk from Southwark Park
- Within easy reach of London Bridge and Peckham

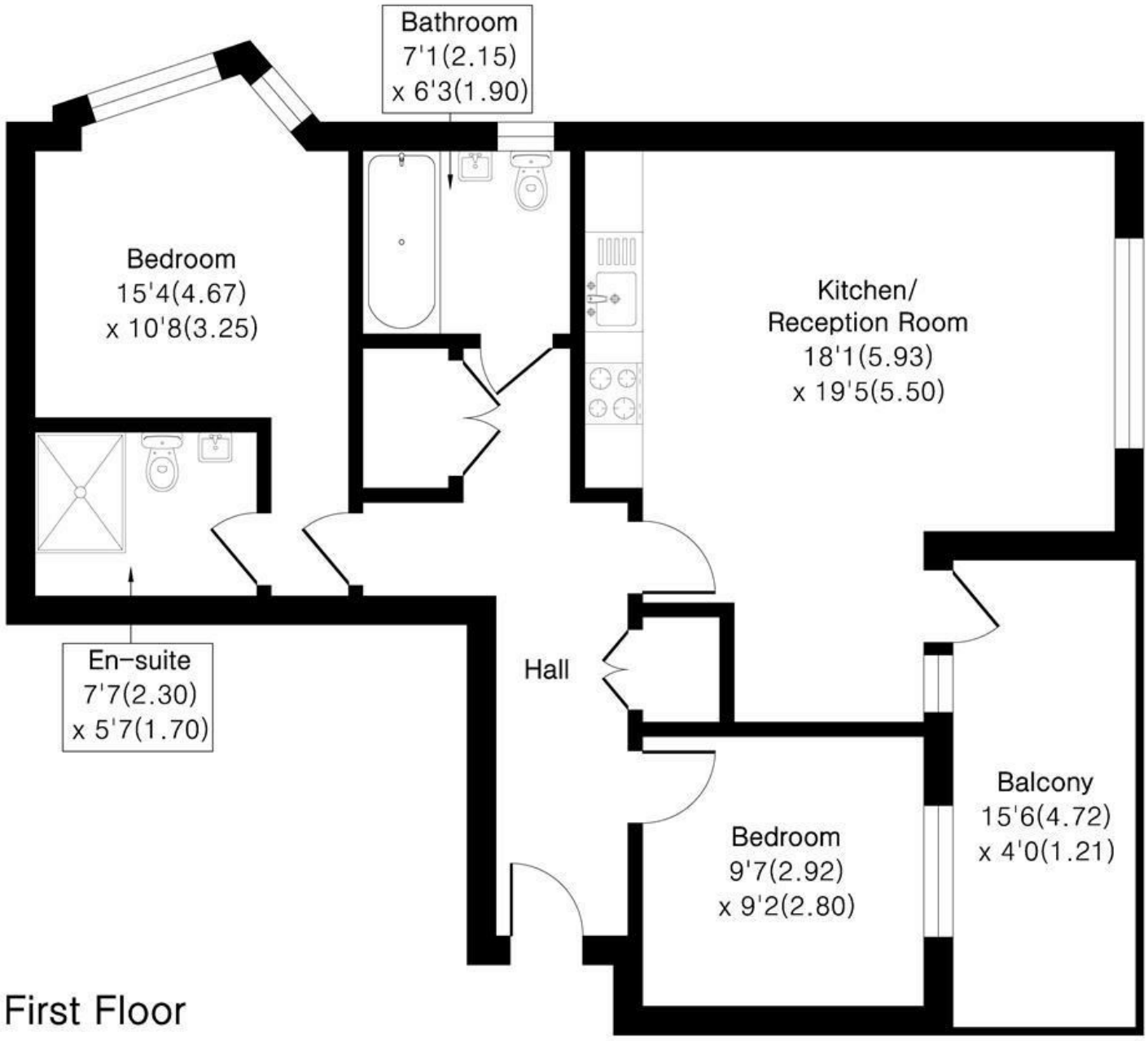
Alex & Matteo
ESTATE AGENTS

Asking price £400,000

Ilderton Road, SE16

Approximate Area = 747 sq ft / 69.3 sq m

For identification only - Not To Scale

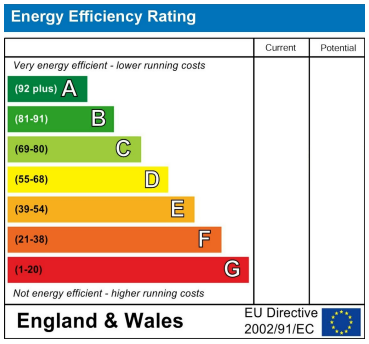


First Floor

Alex & Matteo ESTATE AGENTS

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

PERSPECTIVA CREATIVE



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