



Alex & Matteo
ESTATE AGENTS



Silwood Street, London, SE16 2AZ

A contemporary and generous two bedroom apartment with private balcony, moments from both Surrey Quays and South Bermondsey stations. The property boasts a spacious open plan modern kitchen and reception room with access to a private balcony, two well-sized double bedrooms one complete with an en-suite bathroom, and a stylish family bathroom. Additional storage can be found in the hallway. The property also benefits from a residents parking space. The apartment is close to many local amenities such as Southwark Park, shopping centre, supermarket, leisure centre, cafes and bars.

Years on Lease - 986

Annual Service Charge - £2465.30 including heating and hot water + (reserve fund £2579.06)

Annual Ground Rent - £225

Council Tax and - D

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.

- Chain Free - Two Double Bedroom Apartment
- Allocated Car Parking Space
- Plenty of Storage
- Private Balcony
- Two Bathrooms
- Block Communal Garden
- EWS1 compliant
- Moments From Southwark Park, Spa Terminus market, Biscuit Factory Regeneration Plan, Canada Water Masterplan
- All Amenities Nearby
- Bicycle Storage

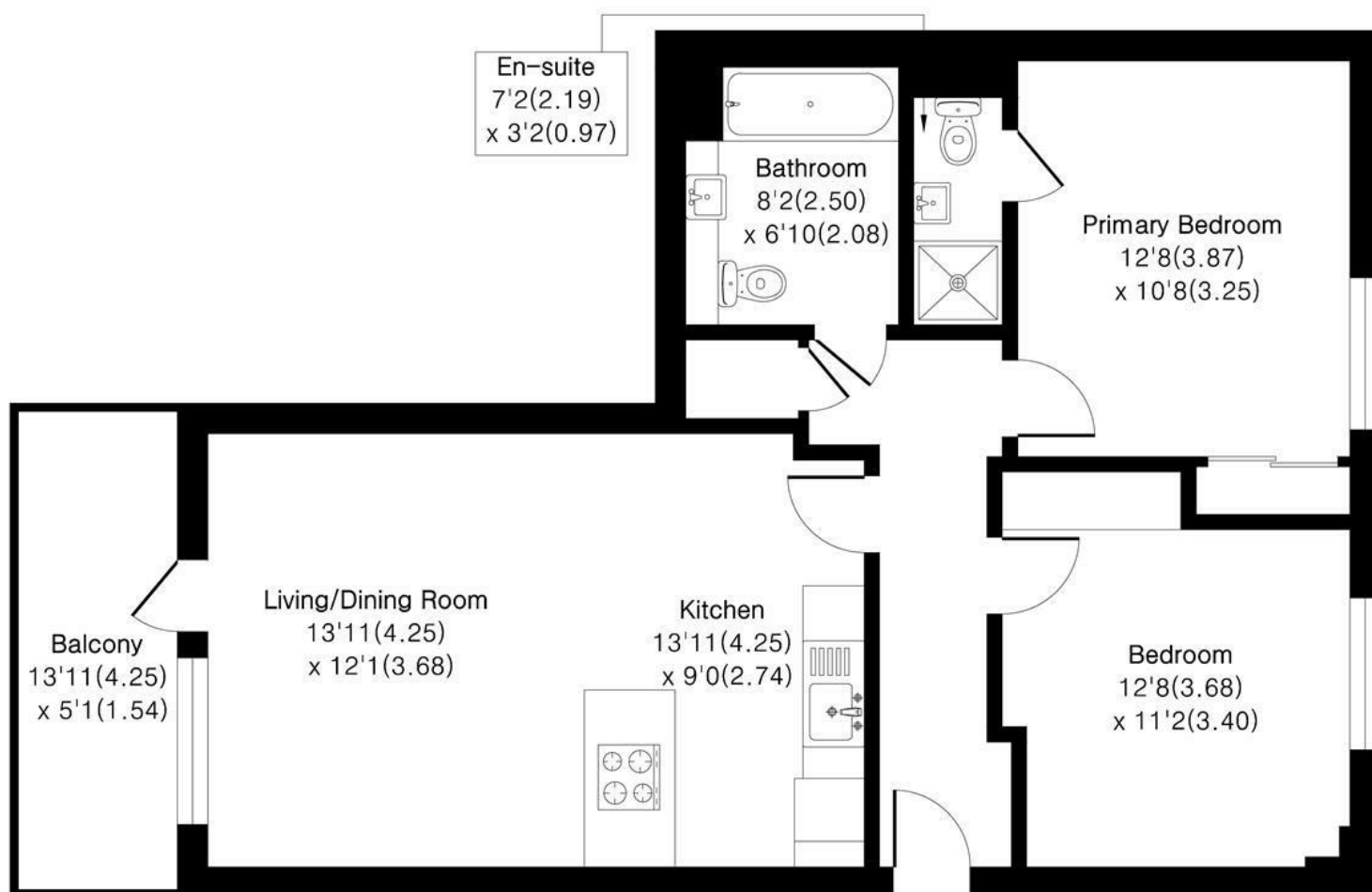
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£450,000

Chamberlain Court, Silwood Street London, SE16 2AZ

Approximate Area = 763 sq ft / 71.0 sq m

For identification only - Not To Scale



Fourth Floor

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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	78	78
(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		