



Offers In Excess Of £575,000

1 Bedroom Flat for sale

Flat 33 Alwen Court, 6 Pages Walk, London





Overview

The Premier One-Bedroom Residence | Alwen Court, SE1. While Alwen Court hosts some of Bermondsey's most prestigious real estate, this second-floor apartment stands alone as the premier one-bedroom home in the development. Offering a luxury lifestyle at a more accessible price point than the building's larger penthouses, it is a meticulously upgraded sanctuary designed for the discerning buyer.



Key Features

- Gated Community
- 24/7 Concierge/Porter/Security
- Secure Underground Parking
- Large Balcony
- Landscaped Residents Garden
- Flooded with Natural Light
- Highly Desirable Location
- Excellent Transport Links
- 991 Years of Lease Remaining
- High End Modern Finishes Throughout





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Architectural Light & Private Terrace

The heart of this home is the expansive open-plan living area, defined by rare dual-aspect, floor-to-ceiling windows. The window style is a sophisticated, industrial-chic take on modern architectural framing, featuring a bold charcoal-framed grid that captures the urban landscape like a piece of living art.

The main window wall features integrated electric blinds for effortless ambiance, while the secondary side provides patio door access (with manual blinds) to a large private balcony, seamlessly extending your living space for alfresco relaxation.

Bespoke Culinary Design & Seamless Flow

The kitchen is a masterclass in functional elegance, equipped with a full suite of premium integrated appliances housed within sleek cabinetry. It is centered around a custom-built island featuring a striking waterfall-edge quartz worktop and dark wood cabinetry, doubling as a sophisticated breakfast bar and built-in library.

The entire space is grounded by warm, engineered wood flooring. This high-quality finish flows uninterrupted from the living area into the hallway,



enhancing the apartment's sense of scale and cohesive design.

Refined Private Quarters

The Master Bedroom: A tranquil, carpeted retreat featuring extensive floor-to-ceiling built-in wardrobes for a minimalist aesthetic. **The Bathroom:** A spa-like experience with tasteful floor-to-ceiling tiling, a large modern walk-in shower, and ample storage.

The Ultimate SE1 Asset:

Secure Underground Parking In a development where parking is strictly limited, this apartment includes its own secure, allocated underground parking space. Valued at £30k–£35k, this is a rare luxury in central London that provides significant tangible value and sets this property apart from almost every other one-bedroom home in the area.

Alwen Court Experience

Living at Alwen Court offers the security and service of a premier gated community. Residents benefit from a 24-hour concierge, intercom access, and modern lift services. The development is impeccably maintained, boasting landscaped private residents' gardens and pristine communal areas that provide a peaceful escape from the city bustle.

An Unrivaled Location

Situated in the heart of SE1, you are moments from the vibrant Bermondsey Street, famous for its artisan coffee shops, world-class restaurants, and the White Cube gallery. With London Bridge and the Thames Path within easy walking distance, this is urban living at its most refined.

Summary of Excellence:

Industrial-style floor-to-ceiling glass with electric and manual blinds.

Large private balcony with seamless patio access.

Bespoke kitchen island with quartz waterfall finish and library shelving.

Secure underground parking (A major advantage for a 1-bed unit).

High-end finishes including engineered wood and designer tiling.

Technical Specifications:

Utilities: Mains electricity, water, and sewage.

Heating: Communal heating system.

Connectivity: High-speed internet available.

Ground Rent £150 Every 6 Months

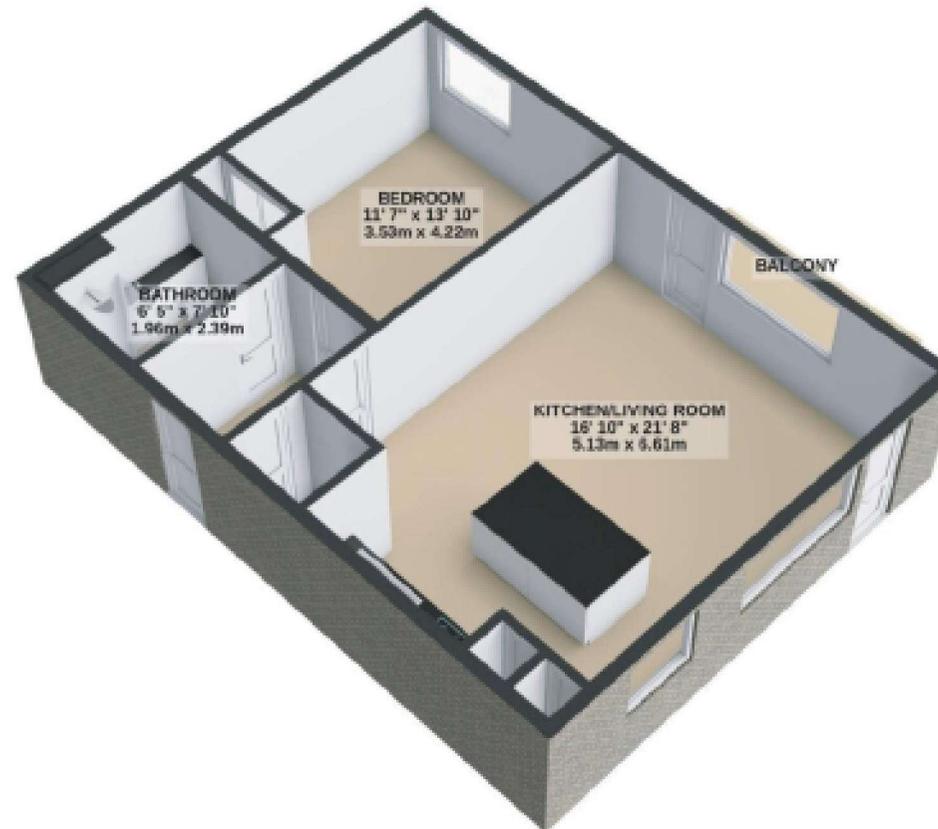
Service Charge £1602 Every 6 Months

Lease 990 Years



Alwen Court, Pages Walk, London, SE1

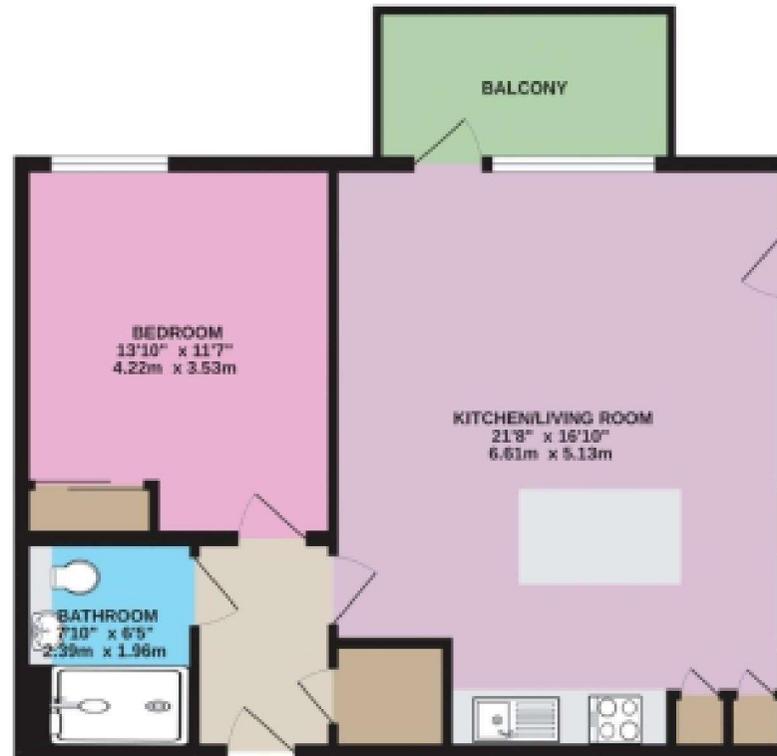
APPROX. GROSS INTERNAL FLOOR AREA 616 SQ FT 57.2 SQ METRES



SECOND FLOOR

Alwen Court, Pages Walk, London, SE1

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SECOND FLOOR

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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