







Balaclava Road, London, SE1 5PR

A spacious two bedroom maisonette located in a small and tranquil residential setting in the heart of the ever-so-popular Bermondsey.
The ground floor features a tidy kitchen, a generous reception room with access to a private balcony, and a guest restroom. The first floor boasts two double bedrooms, one with built-in storage, and a well-kept bathroom. Additional storage can be found in the ground floor hallway.
The greenery of Southwark Park, Burgess Park and Spa Gardens is just moments away. Located a short stroll from a plethora of local independent boutiques, artisan shops, bakeries and gyms; as well as the upcoming regeneration plan in the former Bermondsey Biscuit Factory. Bermondsey Street and its award winning restaurants is within easy reach.

Years on Lease - the lease is currently in the process of being extended to 179 years, from 82, at the seller's expense.
Annual Service Charge - £1803.05
Annual Ground Rent - £10
Council Tax Band - B

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.

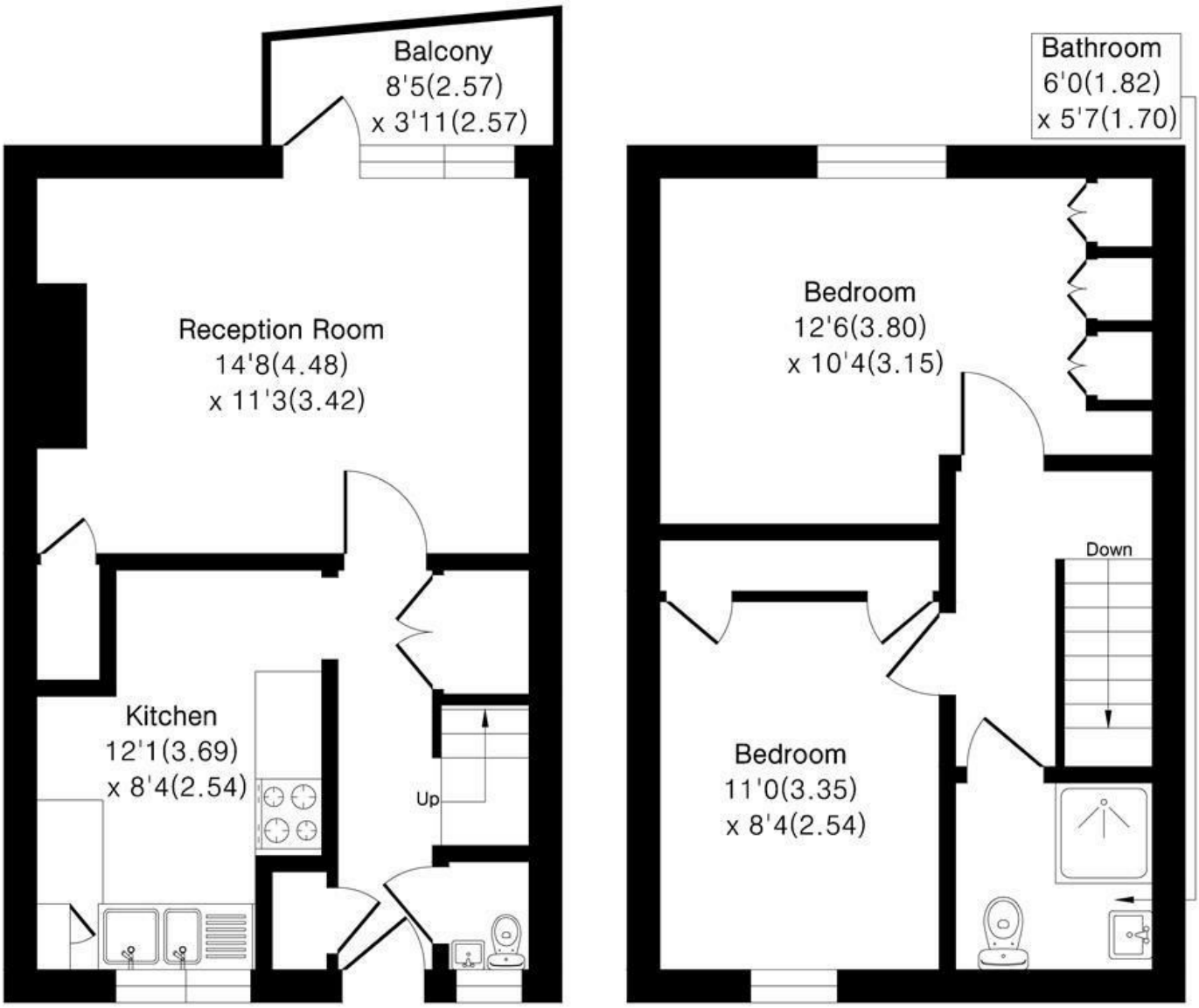
- Spacious Two Bedroom Maisonette
- Chain Free
- Plenty of Storage
- Excellent Setting on a Tranquil, Leafy Residential Street.
- Off Road Residents Car Parking Permit Available
- Moments from Award Winning Markets and Bernondsey Biscuit Factory Regeneration Plan
- Within Easy Reach of the City
- An ideal blank canvas for a first-time buyer or investor looking for a high-yield opportunity.
- Low Service Charge and Long Lease
- Community Feel - Seller lived there over 50 Years

Offers in excess of £325,000

Cragie House, Balaclava Road, London, SE1 5PR

Approximate Area = 695 sq ft / 64.6 sq m

For identification only - Not To Scale

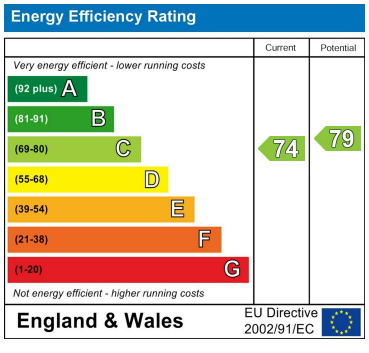


Ground Floor First Floor

Alex & Matteo ESTATE AGENTS

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

PERSPECTIVA CREATIVE



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