



Alex & Matteo
ESTATE AGENTS



West Lane, Bermondsey, SE16 4LY

A lovely three bedroom duplex apartment located in a tranquil residential setting steps away from the River Thames, the greenery of Southwark Park, and moments from both Bermondsey and Rotherhithe underground/ overground stations.

The first floor of the property boasts a well-sized reception room with plenty of natural light, a modern kitchen, sleek bathroom, and additional hallway storage. The properties' second floor features three well-proportioned double bedrooms. The apartment also benefits from unallocated off-street parking.

The property is surrounded by a plethora of local amenities such as supermarket, restaurants, cafes, bakeries, parks, and bars.

Years on Lease - 112

Annual Service Charge - £2330.16

Annual Ground Rent - £10

Council Tax Band - C

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
- Three Bedroom Duplex Apartment
- Tranquil and Pleasant Low Rise Residential Setting
- Steps from River Thames and Southwark Park
- Moments from Bermondsey and Rotherhithe Stations
- Moments from independent cafes, bakeries, bars, grocery shops and markets
- Residents Off-Street Parking
- Major Works Paid For: Roof Repairs and Redecoration of Communal Areas
- Modern Kitchen and Bathroom

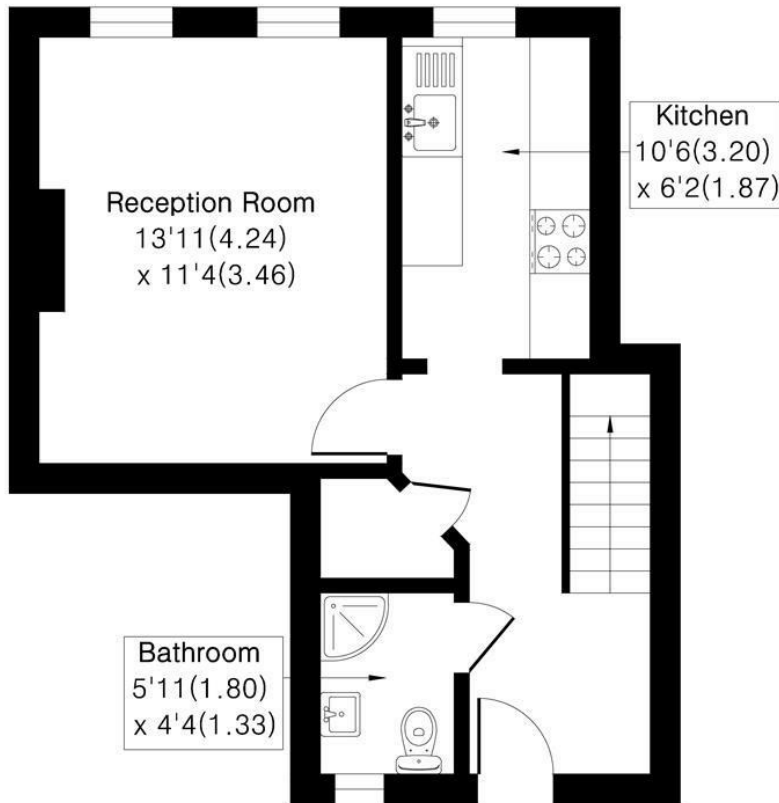
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Offers in excess of £400,000

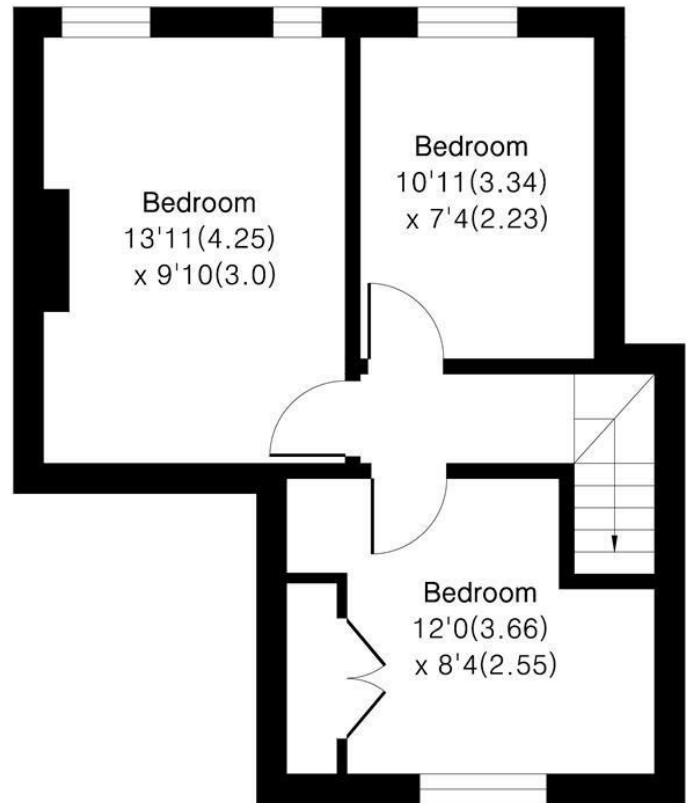
Millpond Estate, West Lane London, SE16 4LY

Approximate Area = 742 sq ft / 68.9 sq m

For identification only - Not To Scale



Second Floor



Third 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	73	80
(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		