# Layard Road, Bermondsey, SE16 2JQ

A spacious and contemporary two bedroom, two bathroom apartment located in one of the newest Bermondsey developments, moments from Bermondsey Underground Station, as well as Surrey Quays and South Bermondsey stations, the up and coming Biscuit Factory Regeneration Plan, and the greenery of Southwark Park.
Immaculately presented, the apartment boasts a generous, modern kitchen and reception room with access to a large private balcony, two spacious double bedrooms, a stylish en-suite and a separate family bathroom. The apartment benefits from exceptional storage including built-in wardrobes in the master bedroom and a large utility and storage cupboard, and separate coat storage.
The apartment is surrounded by a plethora of local amenities such as local cafes, Spa Terminus and Maltby Street markets, restaurants, gym, and local breweries.

Years on Lease - 246
Annual service charge - £3,202.6
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
- Large Private Balcony
- Open-plan Living
- Excellent Transport Links
- Close to Local Markets and Amenities
- Chain Free

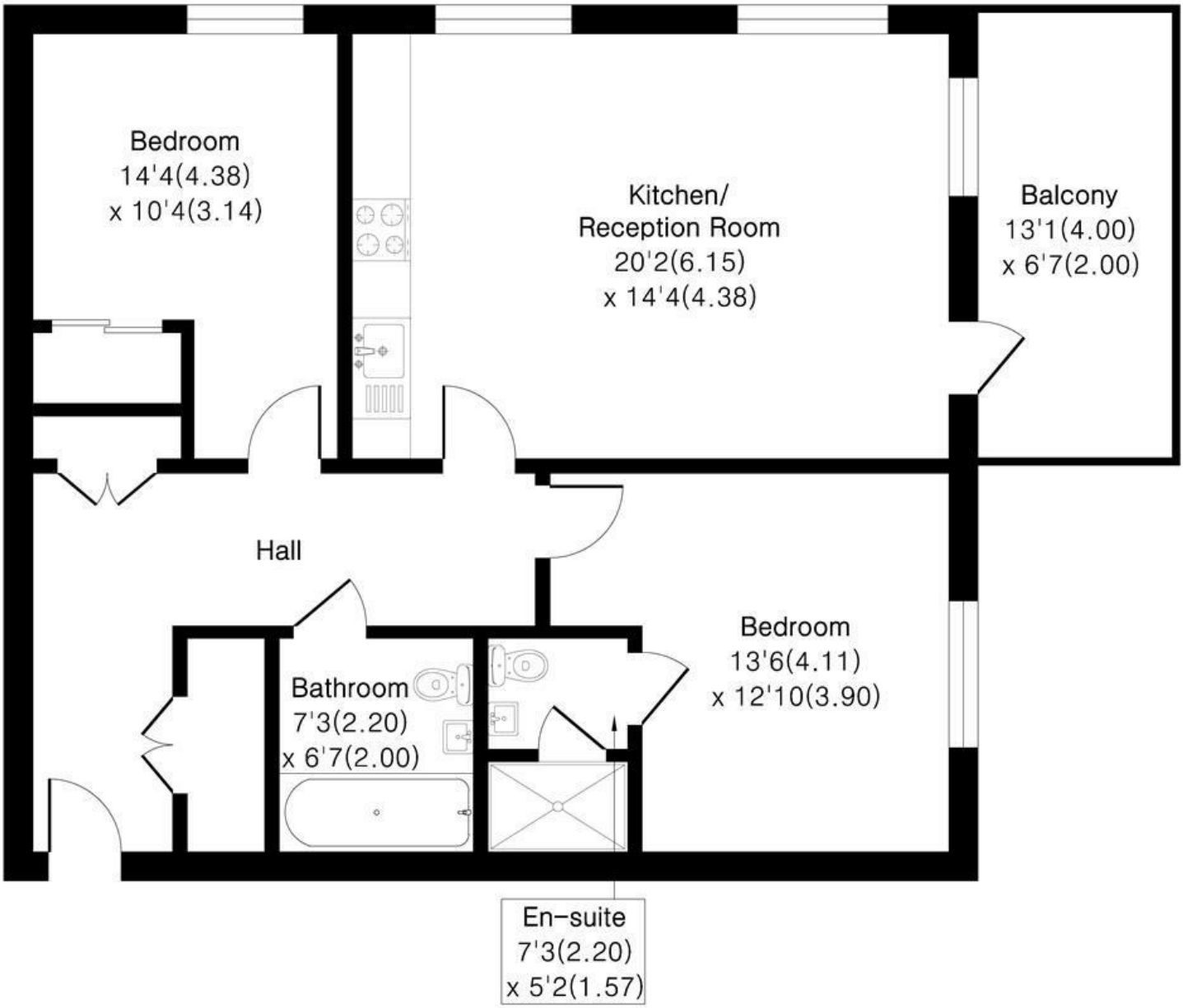
Alex & Matteo
ESTATE AGENTS

**£600,000**

# Holly Tree Apartments, Layard Road, London, SE162JQ

Approximate Area = 857 sq ft / 79.5 sq m

For identification only - Not To Scale

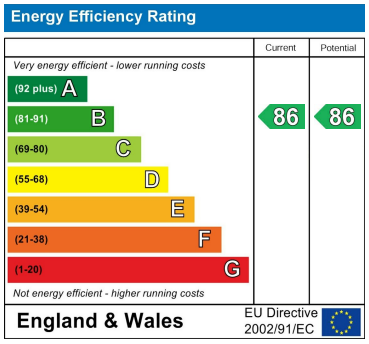



## Third Floor

Alex & Matteo ESTATE AGENTS

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

PERSPECTIVA CREATIVE





104 Cocoa Studios, The Biscuit Factory Drummond Road, London, United Kingdom, SE16 4FA

**T.** 020 3983 1833

**E.** hello@alex-matteo.com