



Southwark Park Road | London, SE16 3RP

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Asking price £475,000

Leasehold

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## Southwark Park Road, London

Robinson Jackson is pleased to present to the market this modern and stylish CHAIN FREE Two Bedroom period conversion with kerb appeal on the lower ground level which leads directly out onto a shared communal garden at the rear.

The property also benefits from having its own private entrance and comes with Two Double Bedrooms, Two Bathrooms, a long lease of over 110 years remaining, and direct access to a shared garden from the reception.

The property is well placed to take advantage of the transport and amenities of South Bermondsey, and the open spaces of and recreational facilities being offered at Southwark Park as well as all the transport, shopping and entertainment at Surrey Quays.



## Interior

**ENTRANCE HALL:** 3.87m x 0.95m (12'8" x 3'1") Entrance door, wood floor, spotlights, access to all rooms.

**RECEPTION ROOM / KITCHEN:** 4.90m x 3.29m (16'1" x 10'10") Double French doors to rear, open plan, range of wall and base units, integrated electric oven, and gas hob with extractor hood over, stainless steel sink unit with mixer tap, tiled splash back, wood floor, spotlights, radiator.

**BEDROOM 1:** 3.41m x 2.85m (11'2" x 9'4") Sash windows to front, wood floor, spotlights, access to en suite.

**EN SUITE:** 2.04m x 0.9m (6'8" x 2'11") Shower cubicle, low level w.c., vanity mounted wash hand basin, partly tiled walls and fully tiled floor.

**BEDROOM 2:** 2.77m x 2.70m (9'1" x 8'10") Double glazed window to side, wood floor, radiator, spotlights, access to en suite.

**EN SUITE:** 1.65m x 1.37m (5'5" x 4'6") Walk in shower, wash hand basin, low level w.c., extractor fan, heated towel rail, tiled walls and floor.

## Exterior

SHARED GARDEN

## Leasehold Information

Length of Lease: 125 Years from 12 April 2011\*

Time remaining on lease: Approx. 112 Years\*

Service Charge: £450 per Year \*

Ground Rent: £200 per Year \*

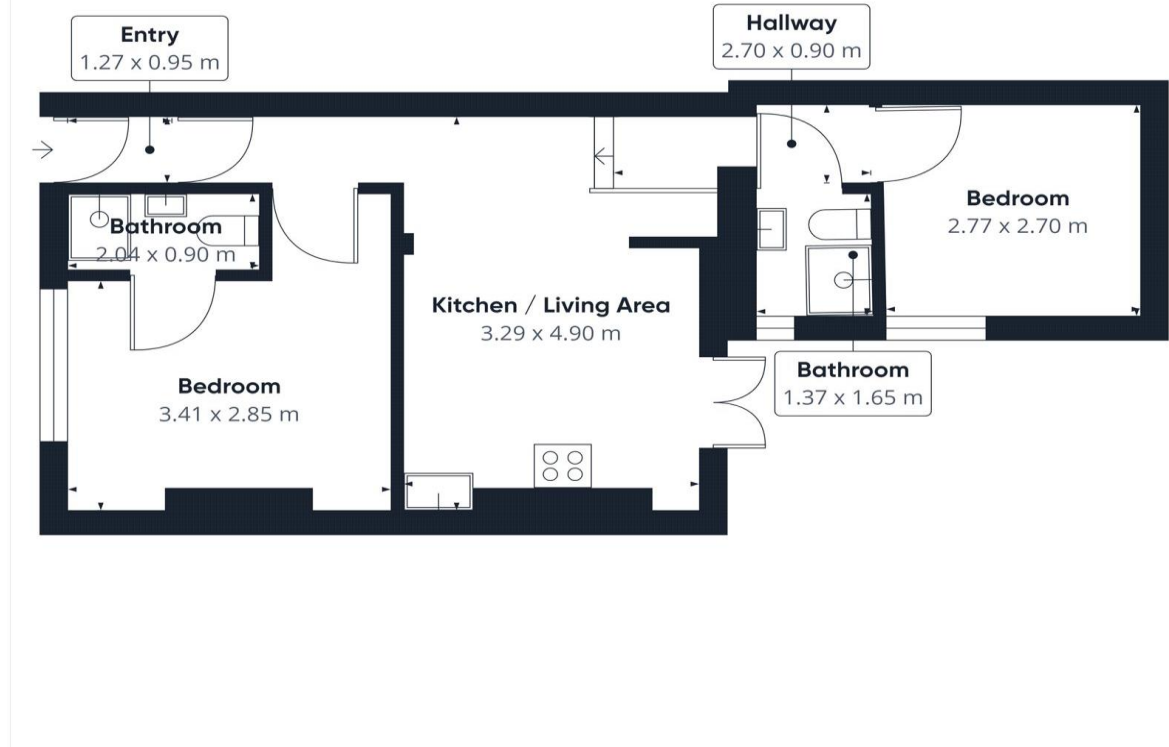
(\*to be verified by Vendors Solicitor)

## Additional Information

Local Authority: London Borough of Southwark

Council Tax: Band B (£1,394.54 pa)

EPC Rating: C





## Property Location

Southwark Park Road, London, SE16 3RP



## Location

Set just a stone's throw from the iconic Tower Bridge, the neighbourhood of Bermondsey has been inhabited since Roman times, and over the centuries it has been used as an epicentre of industry. Now it's a lively part of town, Bermondsey is a thriving hub for food and drink, with a wealth of bar, breweries, restaurants and cafes. The neighbourhood also offers parks, modern art galleries and an independent cinema.

## Property Features

- Two bedroom basement flat
- Open plan living
- Shared back garden
- Storage under external stairs
- Gas central heating and electric underfloor heating throughout
- Great location for transport links and local amenities
- Total floor area: 47m<sup>2</sup>= 506ft<sup>2</sup> (guidance only)

FOR MORE INFORMATION  
CONTACT US TODAY.

020 8297 8777

Robinson Jackson  
27 Lewis Grove,  
Lewisham,  
London, SE13 6BG

lewisham@robinson-jackson.com



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