



## Rotherhithe New Road, London, SE16 3FN

**£500,000**

A 2 double bedroom 2 bathroom duplex apartment for sale within this modern development located in South Bermondsey SE16.

This stunning apartment comes with a spacious open plan living area that has floor to ceiling windows that flood the apartment with natural light, a balcony and a sleek high specification kitchen.

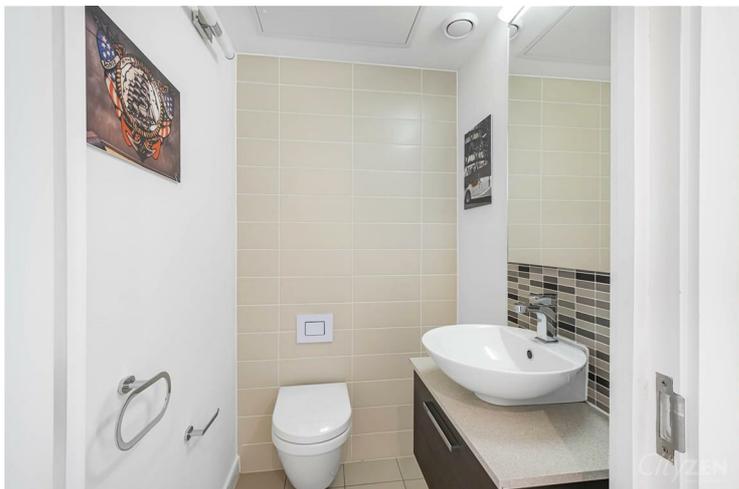
The bedrooms are located on the lower level of the property and are of equal size with the bathrooms also on this level being modern and lavishly designed.

The property is just a short walk to South Bermondsey Station or Old Kent Road, which is on a main bus route meaning at any time of the day or night it is just a quick hop on any of the many buses which lead into London Bridge, Waterloo and Central London from the South East of London.

The location of the development allows fantastic access to a plethora of local amenities, with a number of large supermarkets just a short walk away. Also places like Bermondsey Street, Borough Market, Maltby Street Market are all within striking distance.

- Duplex apartment
- Balcony with fantastic views
- High specification throughout
- EWS1 compliant
- 2 Double bedrooms
- South Bermondsey
- Chain free
- 2 Bathrooms plus wc
- Local bus routes
- Bermondsey Underground Station

**Rotherhithe New Road, London, SE16 3FN**



**CLOAK ROOM**



**EN SUITE SHOWER ROOM**



**BEDROOM**



**BEDROOM**



**BATHROOM**



**BEDROOM**

# Rotherhithe New Road, London, SE16 3FN



**BLOOM HOUSE**



**RECEPTION ROOM**



**RECEPTION ROOM**



**KITCHEN**



**RECEPTION ROOM**



**BALCONY**

# Rotherhithe New Road, London, SE16 3FN



**BALCONY**



**VIEW FROM BALCONY**

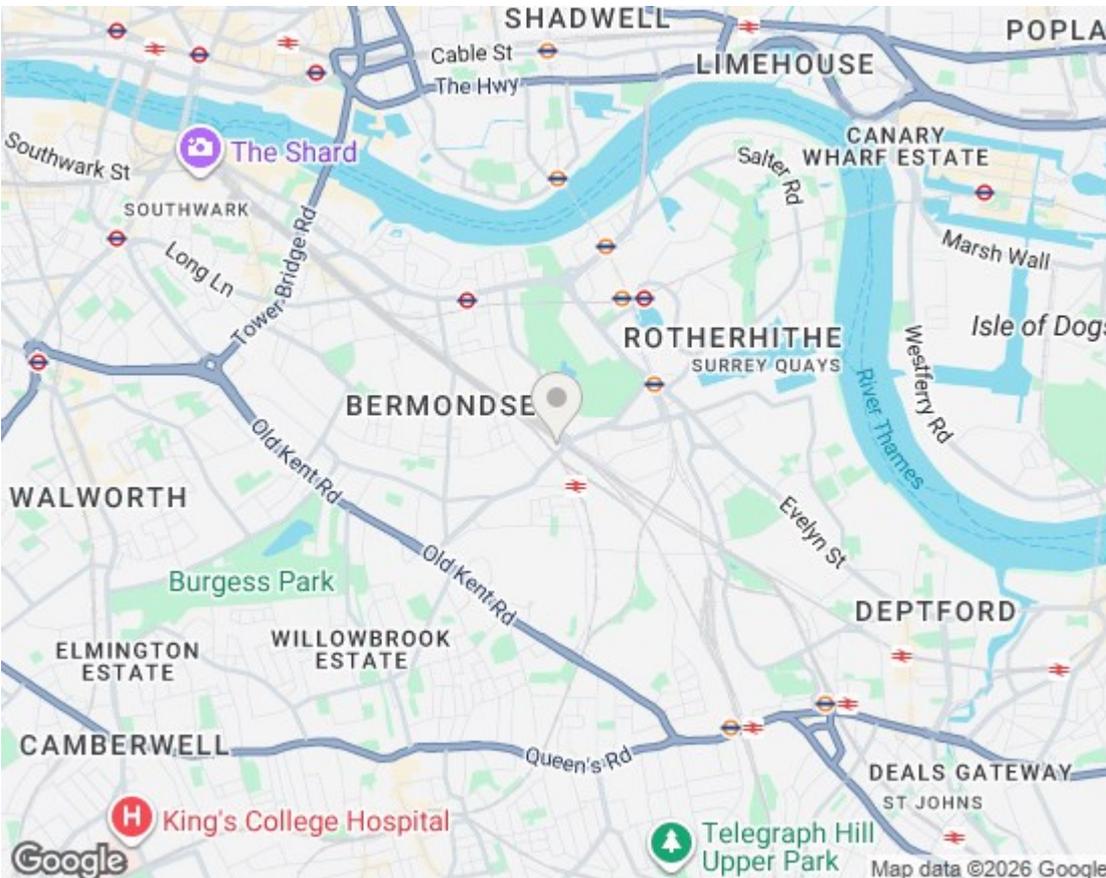


**BEDROOM**

Approximate Gross Internal Area 876 sq ft – 82 sq m  
 Fourth Floor Area 481 sq ft – 45 sq m  
 Fifth Floor Area 395 sq ft – 37 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.