



Canada Water Sales, Unit 2 Montreal House Surrey Quays Road, London SE16 7AQ  
T 020 7101 0236 E canadawatersales@ludlowthompson.com W www.ludlowthompson.com

## VERNEY ROAD BERMONDSEY



**£350,000 FOR SALE**

**REF: 2805996**

### **2 Bed, Apartment, Private Balcony & Shared Terrace**

**Off Street Parking - Ensuite Main Bedroom - Close To Borough - Chain Free - Private Balcony - Great Transport Links Into London Bridge**

Offered to the market CHAIN FREE is this bright and roomy apartment, situated in a modern building and very close to South Bermondsey Station and the lovely open space of Southwark Park. This property has the added bonus of a private balcony and off street parking. The apartment comprises two well-lit double bedrooms, the main bedroom benefits from a well maintained ensuite. The focus point of this apartment is the spacious kitchen/reception area that opens up onto a delightful private balcon... **continued below**

**Train/Tube** - South Bermondsey

**Local Authority/Council Tax** - Southwark

**Tenure** - Leasehold

**ludlow**thompson



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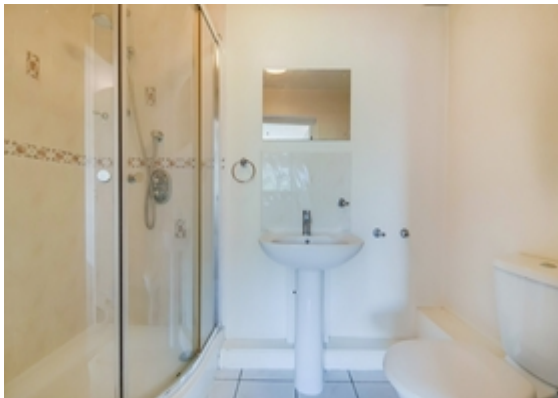
# VERNEY ROAD BERMONDSEY



Exterior



Bedroom 1



Ensuite



Bedroom 2



Bathroom



Kitchen



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# VERNEY ROAD BERMONDSEY



Kitchen/Reception



Private Balcony



View



# VERNEY ROAD BERMONDSEY



**ludlowthompson** Verney Road, SE16 GROSS INTERNAL AREA  
 CAPTURE DATE: 06/09/2021 LATEST SURVEY POINTS: 1,052,168 54.76 sqm / 589.43 sqft



GROSS INTERNAL AREA (GIA) Perimeter of the property 54.76 sqm / 589.43 sqft	NET INTERNAL AREA (NIA) Excludes walls and structural features Excludes outdoor, unenclosed spaces 51.97 sqm / 558.40 sqft	NETTILES & STRUCTURES (NETS) Excludes chimney, staircase etc. 3.42 sqm / 36.61 sqft	ALL EXCLUDED MEASUREMENTS Excludes car and area under it etc. 0.00 sqm / 0.00 sqft
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Specs Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and graphics are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

www.specs-verified.com 55.24 sqm / 594.58 sqft  
 www.rics.com 56.86 sqm / 612.54 sqft  
 www.ludlowthompson.com/02040

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



## VERNEY ROAD BERMONDSEY



Offered to the market CHAIN FREE is this bright and roomy apartment, situated in a modern building and very close to South Bermondsey Station and the lovely open space of Southwark Park. This property has the added bonus of a private balcony and off street parking.

The apartment comprises two well-lit double bedrooms, the main bedroom benefits from a well maintained ensuite. The focus point of this apartment is the spacious kitchen/reception area that opens up onto a delightful private balcony, perfect for entertaining and enjoying warm city days and nights. There is real scope to add your own stamp to this property and it should appeal to investors or could make the perfect home for first time buyer's.

The apartment is superbly located only a short 6 minute walk to South Bermondsey Station with one stop to London Bridge Station, where you can enjoy all it has to offer including many restaurants, bars and the bustling Borough market.

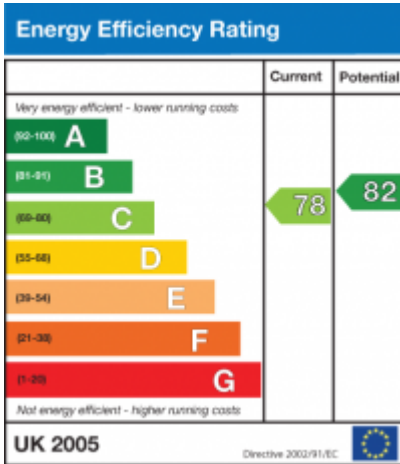
### Tenure Details

Tenure - Leasehold

Lease Length - 999 years

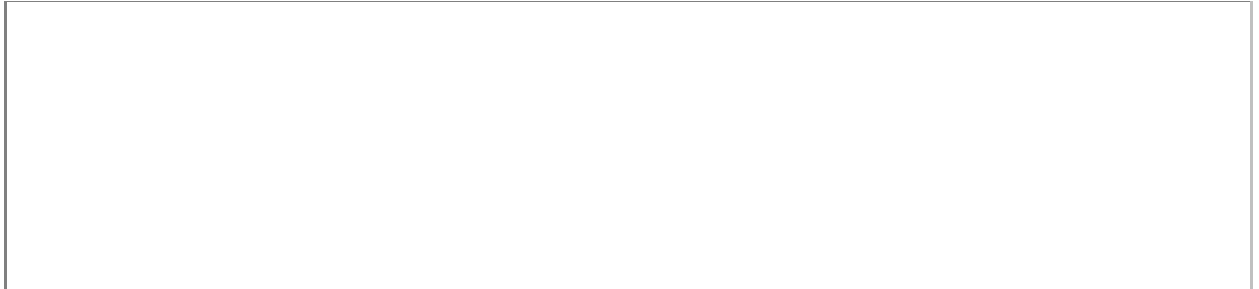


# VERNEY ROAD BERMONDSEY





## VERNEY ROAD BERMONDSEY



CALL 020 7101 0236

REF: 2805996

**When you want to view a property through us it helps to bear in mind the following:**

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

**To arrange a viewing for this property please contact our Canada Water Sales Office quoting 2805996**

**DISCLAIMER**

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

**PLEASE NOTE BEFORE PROCEEDING**

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.