# HEPBURN HOUSE, BERMONDSEY SE16



EXCELLECT PACKAGE This STYLISH TWO DOUBLE BEDROOM SPLIT Level Modern Apartment, Featuring THREE TOILETS INCLUDING EN-SUITE, In Our opinion Offering Exceptional Living Accommodation Throughout, HIGH SPECIFICATIONS THROUGHOUT. UNDER FLOOR HEATING, PRIVATE BALCONY, In House Gymnasium & ROOF TOP GARDENS WITH VIEWS OVER THE CITY OF LONDON. STUNNING..!

In Our Opinion WITHIN THIS UP & COMING PART OF SOUTH EAST LONDON THIS SOUGHT AFTER DEVELOPMENT in BERMONDSEY SE16, having access to a WEALTHY CHOICE OF AMENITIES with its Independent Retailers, Coffee Bars & Restaurants Bars.

Residences also Benefit from Transport Links to Elephant Castle & Borough Market, Rail Station of South Bermondsey. Also to the Nearby POPULAR PARKLANDS of BURGESS PARK & SOUTHWARK PARK.

# PRICE: £450,000 LEASEHOLD

# **PROPERTY DETAILS:**

# ENTRANCE COMMUNAL SECURITY INTERCOM:

Lifts to 2nd Floor & leading to basement gymnasium.

# **RECEPTION HALLWAY:**

7' 0" x 4' 0" (2.13m x 1.22m) Stairs to Upper Floor, entry telecom, doors to cloakroom & lounge-kitchen area.

# CLOAKROOM:

Tiled flooring, part tiled walls, sink unit with mixer taps, free standing low flush wc and mirror.

## LOUNGE:

15' 0" x 13' 0" (4.57m x 3.96m -Narrowing to 8'0) L-Shaped Offering Open Plan Living leading to Opening Doors onto private balcony, floor to ceiling windows with views & open access to kitchen.

# KITCHEN:

# 7' 0" x 6' 0" (2.13m x 1.83m)

In Our Opinion to High Specifications & Fittings soft close Units, Granite worktop surfaces, high specifications to built-in fridge freezer, dish washer & washing machine, electric fitted hob & oven with stainless steel extractor hood & built-in cupboard.

#### FIRST FLOOR LANDING:

In our opinion spacious landing with doors leading to double bedrooms & bathroom.

#### MASTER BEDROOM ONE:

20' 5" x 9' 5" (6.22m x 2.87m - Narrowing to 3'5) Double glazed window to aspect, floor to ceiling fitted wardrobes.

# **EN-SUITE:**

Tiled flooring, part tiled walls, walk-in shower

cubicle with basin, low flush wc & built-in cupboard.

## **BEDROOM TWO:**

13' 0" x 9' 5" (3.96m x 2.87m) Double glazed window to aspect with views.

## **BATHROOM:**

In Our opinion Nicely fitted suite to an excellent specification, panelled bath with mixer taps, low flush wc, wash basin with mixer taps, built-in cupboard and spot lights.

## **EXTERIOR:**

The Development having a Communal Roof Terrace with Breath-taking Views across London's Sky Line & Ground-Basement with Gymnasium.

## ADDITIONAL NOTES:

A Wealth of Amenities which are close by with its Private Balcony & the additional Roof Top Gardens Spacious Accommodation. In Our Opinion its An Excellent Package For Starter Families, First Time Purchasers or Downsizing within this quickly becoming in our opinion, Sought After Part of London, Bermondsey. Chain Free & No Upward Chain.

Please Note: The Property is being Marketed with Offers In Excess Of £500,000.00.

#### **ADDITIONAL INFORMATION:**

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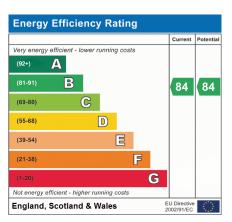
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