

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:

Please Note :

Church's Residential (Sales) or any Associates or Parties connected to Church's Residential Ltd or Church's Residential Lettings Ltd do not take on liability or responsibility to any of the mentioned content within this brochure or any of the mentioned wording or figures or measurements within this brochure or any marketing material, or any liability responsibility or in-regards to connections to any

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, fixtures and fittings or services so cannot verify that they are in working order or fit for their intended purpose. Furthermore we do not usually have access to property deeds or lease documents when preparing these property particulars and prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are intended to provide a guide as to whether or not a property is likely to be suitable to view and should not be relied upon for the purposes of fit or calculating area.

Viewing is strictly by appointment via the Enfield Office on 020 8805 8533

HEPBURN HOUSE, BERMONDSEY, SE16

prospective purchaser or prospective selling vendors or any parties instructed by Church's. This is the full responsibility-liability of the selling vendors & purchasing parties own investigations pre proceeding's.

Church's Residential Ltd & Church's Lettings Ltd take no liability-responsibility to the Freehold title or any rights of way or boundaries or to the gardens or boundary titles or the full title or the Lease title or legal title of ownership or parking rights & including allocated parking rights or parking spaces to boundaries within or outside the property title or to past or present planning permissions or building regulations relating to the property or to the construction of the property-dwelling including any extensions or any change/s of use externally-internally to the property this includes to past or present or future liabilities.

Fixtures & Fittings are & will need to be confirmed & agreed by each parties instructed solicitors. Church's Residential Ltd are not liable or accept any liability to any fixtures or fittings to pre current or post completions.

Please note all administrations to sale or purchase proceedings will need to be confirmed & advised & clarified by all prospective purchasers-vendors own investigations or instructed surveyors or instructed solicitors or legal conveyancer or any legal representative. Church's Residential Ltd or any associated staff members do not will not take any liability or responsibility to any cost's to the present or any future or post proceedings. This includes to any Service Charges or Ground Rent to the present or future sums. This will need to be confirmed by applicants own investigations or instructed legal representatives or by ones instructed solicitors. Be Aware until the unconditional exchange of contracts selling or purchasing parties have the right to

withdraw without notice.

The property brochure including photographs & any figures mentioned are all marketing material are only & strictly a guide & illustration purpose only..!
**Please Note Terms and Conditions will Apply to all Prospective Purchasers or any parties connected to any Transactions will need to apply to The Anti Money Laundry Regulations & Industry Regulations - Including Church's **

Please note and be aware all wording and photographs within his brochure are not to be used by any other persons or individuals or companies-estate agents without the authority and full consent of or by one of the Directors of Church's Residential or Lettings Departments in writing allowing any marketing wording or photographs either presently or in the future.

HEPBURN HOUSE, BERMONDSEY, SE16

