

Artesian House, Alscot Road, London, SE1

£599,950 Leasehold

This well laid out apartment is situated on the second floor of this purpose-built block with great views over Bermondsey Spa Gardens. EPC rating B

LOCATION

The flat is ideally located next to Bermondsey Spa Gardens, with Burgess Park, Southwark Park, and the River Thames all within walking distance. The area offers a range of local amenities, including the renowned Borough Market and the vibrant Bermondsey Street. Excellent transport links provide quick access to Canary Wharf via a short Tube ride, while the City of London is easily reachable on foot.

DESCRIPTION

As you enter the property you are greeted with a lovely spacious hallway with wooden flooring throughout the hallway, kitchen and living room.

To the right you have a fantastic open plan kitchen/Living room. The kitchen benefits from an abundance of storage and worktop space as well as an integrated fridge/freezer, dishwasher, oven and hob. There is also a breakfast bar situated between the kitchen and living room, this is the perfect spot to enjoy a morning coffee.

The living room is a generous size, with space for a large sofa, plenty of free-standing furniture and room for a large dining table and chairs. There is plenty of natural light provided by a glass sliding door leading out to the balcony overlooking Bermondsey Spa Gardens.

Located opposite the living room, the master bedroom is fully carpeted and generously sized to accommodate a double bed, wardrobe, and chest of drawers. The room also benefits from a private en-suite bathroom, complete with a bathtub, WC, sink, and a heated towel rail

The second bedroom comfortably accommodates a double bed and features built-in wardrobes, as well as a built-in desk with additional storage space.

The main bathroom has been finished to a good standard and contains a shower, w/c, sink and heated towel rail.

The property also comes with a secure underground parking space.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £2,400 per annum
Ground Rent - £250 per annum
Council Tax Band - E

UTILITIES

Electricity – mains connected
Gas – mains connected
Water – mains connected
Heating – electric central heating
Sewerage – mains connected
Broadband - Ultrafast Full Fibre Broadband

LOCAL AUTHORITY

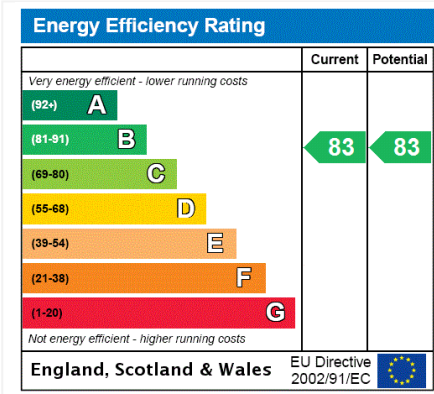
Southwark Council

TENURE

Leasehold - 125 years from 1 January 2007

DIRECTIONS

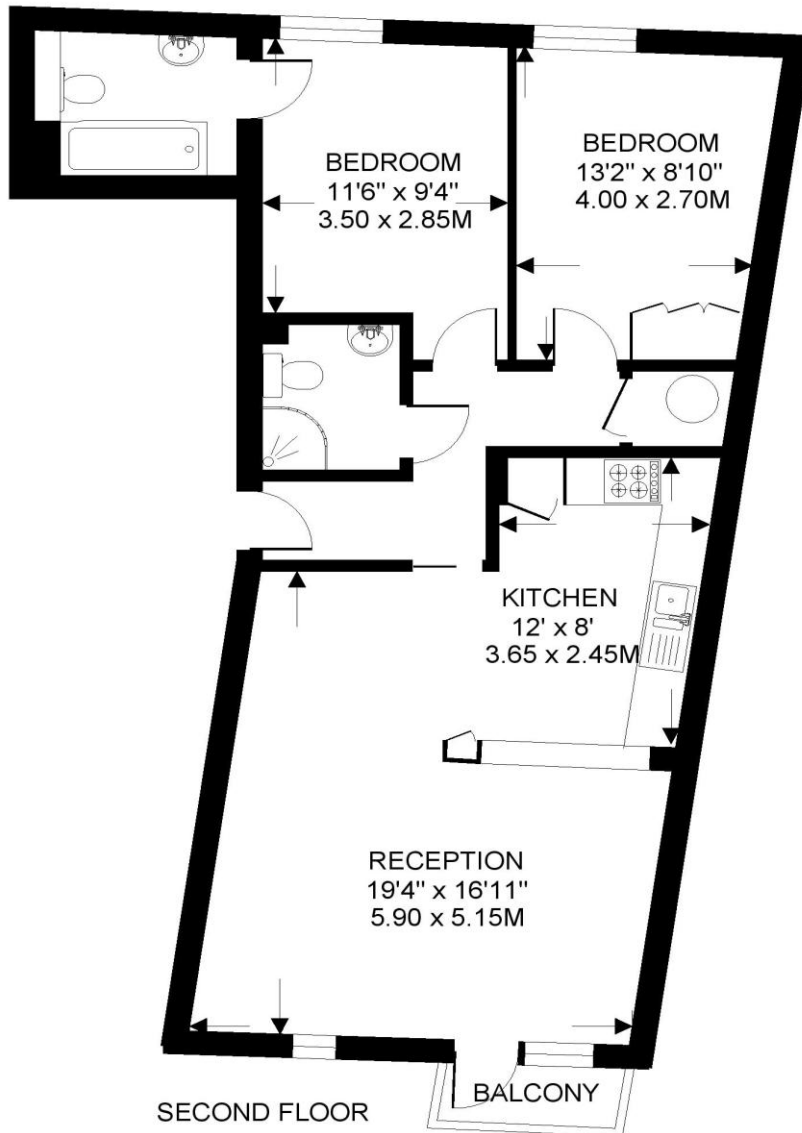
Bermondsey Underground Station is 0.6 miles away (Jubilee Line), London Bridge Underground/Overground Station 1mile away (Jubilee and Northern Lines) and frequent bus services into the city.





ARTESIAN HOUSE. SE1
2 BEDROOM FLAT

Approximate gross floor area
779 SQ.FT / 72.4 SQ.M.



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Floorplan produced for Winkworth by Floorplanners 07801 228850

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