



Providence Square, Bermondsey, SE1

Asking Price: £850,000

 Benham
& Reeves

Providence Square, Bermondsey, SE1

 2 Bedrooms  2 Bathrooms  Leasehold

Offering a stunning mature Japanese-style water garden and an unobstructed view of Tower Bridge, this flat stretches over 862 sq. ft, with plenty of room for entertaining. There are two great size rooms, the en-suite principal bedroom with lots of built-in features. There is also a well-proportioned separate kitchen which opens onto the bright and airy reception room.

The development is fully gated and provides residents with secure underground parking, a 24-hour concierge, and a residents' gym.

The flat is in a great location with easy access to both London Bridge and Bermondsey stations. Only moments from The Shard, a wide range of popular bars and restaurants are a short stroll away on Bermondsey Street and Maltby Street. The flat has excellent transport links via Bermondsey tube, London Bridge Station, Tower Hill Station, Thames Clipper, and Tower Gateway DLR.



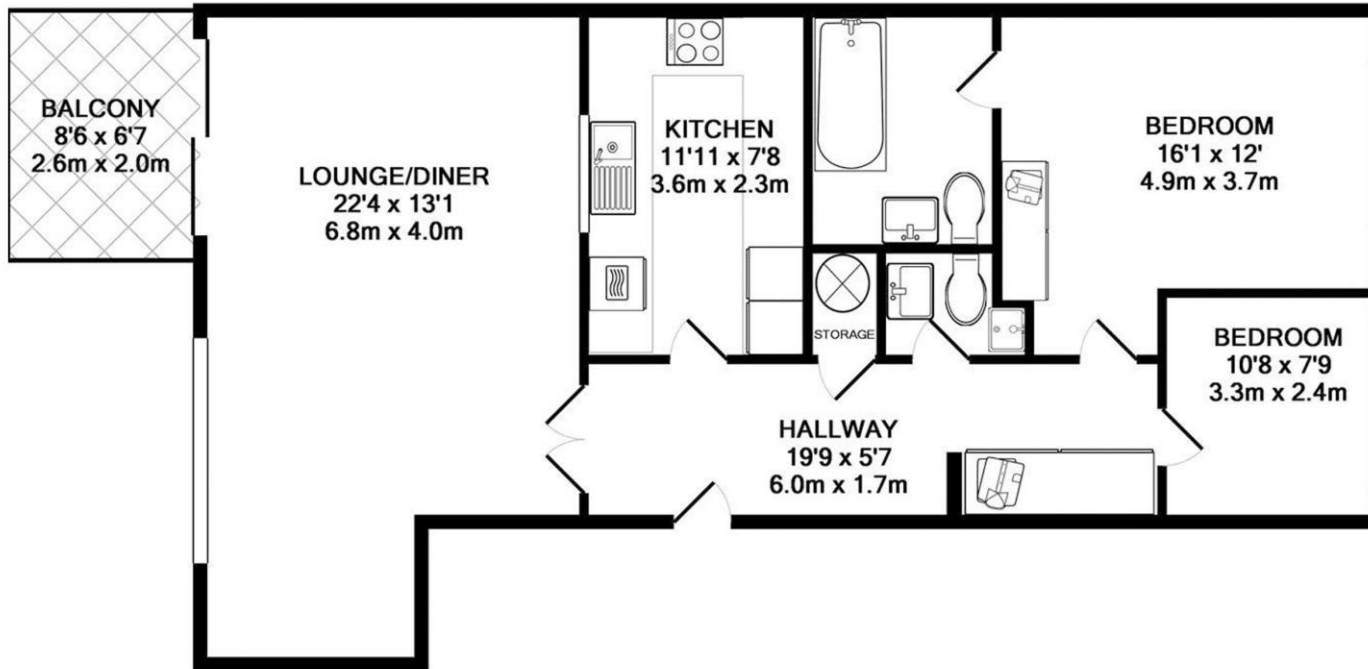


Property Features:

- 2 Bedrooms
- 2 Bathrooms
- 2nd Floor
- 862 Square Feet (Approx.)
- Balcony
- River View
- Allocated Parking
- Concierge and Residential Gym
- Nearest Tube/DLR Stations:
 - Bermondsey Tube Station (Zone 2, 0.3 miles)
 - Wapping Overground Station (Zone 2, 0.6 miles)
 - Tower Hill Tube Station (Zone 1, 0.7 miles)
 - Tower Gateway DLR Station (Zone 1, 0.7 miles)
 - Rotherhithe Overground Station (Zone 2, 0.7 miles)



Total Gross Internal Area
80Sq/m - 862 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£850,000
Tenure:	Leasehold Expires 01/08/2995 Approximately 969 Years Remaining
Ground Rent:	£175.00 (per annum) 2026
Service Charge:	£4,399.58 (per annum) 2026

Viewings:

All viewings are by appointment only through our City Office.

Our reference: CWH220171

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