

LEASEHOLD



Apartment

FLAT 3, 10 THE GRANGE, LONDON, SE1 3AG

£550,000

FEATURES




CC GRAY ESTATES
— MAKE YOUR MOVE SIMPLE —

2 Bedroom Apartment located in London

Nestled within the prestigious gated development of The Grange in London, this remarkable two-bedroom apartment offers a perfect blend of modern living and convenience. Spanning an impressive 1,058 square feet, the property boasts a spacious open-plan kitchen and reception area, making it an ideal space for both entertaining guests and enjoying everyday life.

The apartment features two well-appointed double bedrooms, complemented by two contemporary bathrooms one being an ensuite, ensuring comfort and privacy for all residents. With excellent storage options throughout, this home is designed to meet the needs of modern living. Notably, the property is offered to the market chain free, providing a smooth transition for prospective buyers.

The Grange is perfectly situated just a stone's throw from the lively Maltby Street Market and the charming Bermondsey Street, which is celebrated for its eclectic mix of artisan shops, delightful cafés, and exquisite restaurants. For those who require excellent transport links, Bermondsey Station is approximately 0.6 miles away, while London Bridge Station is just 0.8 miles distant, offering seamless access to the City and beyond.

This leasehold property has 971 years remaining on the lease and comes with an annual service charge of £5,300. It falls under Council Tax Band E. This apartment presents a unique opportunity to

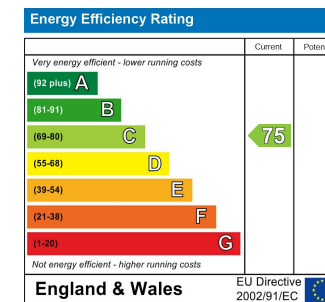
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Council Tax Band



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

