



Upnor Way SE17

Guide Range: £260,000 - £280,000

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Our Vendors Say:

"This has been perfect as our first home. We have really enjoyed making it our own. It's so easy to wander up to Bermondsey Street for dinner and drinks. Taking the dogs out to Burgess Park and stroll down to Peckham along the tow path has been a real highlight. It's been great to have Central London right on our doorstep whilst having all the amenities of the Old Kent Road."



In general

- One double bedroom
- Ex-local authority
- Phone entry system
- Ample storage
- 10-minute cycle to London Bridge
- EPC: D

In detail

Fantastically presented one double bedroom apartment in this purpose-built block ideally located between Burgess Park and Elephant & Castle.

Littlebourne House is situated on the first floor of this ex-local authority block and has been modernised and refurbished to a high standard by the current owner.

With a functional separate kitchen leading onto a 16 x 11 foot reception room with large windows for lateral light. Off of the large double bedroom is ample hallway storage and a modern shower-room complete with stylish London tiles.

Upnor Way is situated between the transport hubs of the Old Kent Road and Walworth Road and with easy cycling distance of London Bridge (1.5 miles), Bermondsey tube station (1.2 miles) or Elephant & Castle (1.3 miles).

There are a host of parks and green spaces nearby & most notably is the stunning Burgess Park with its fishing lake (pictured), football pitches and now famous BMX track !!

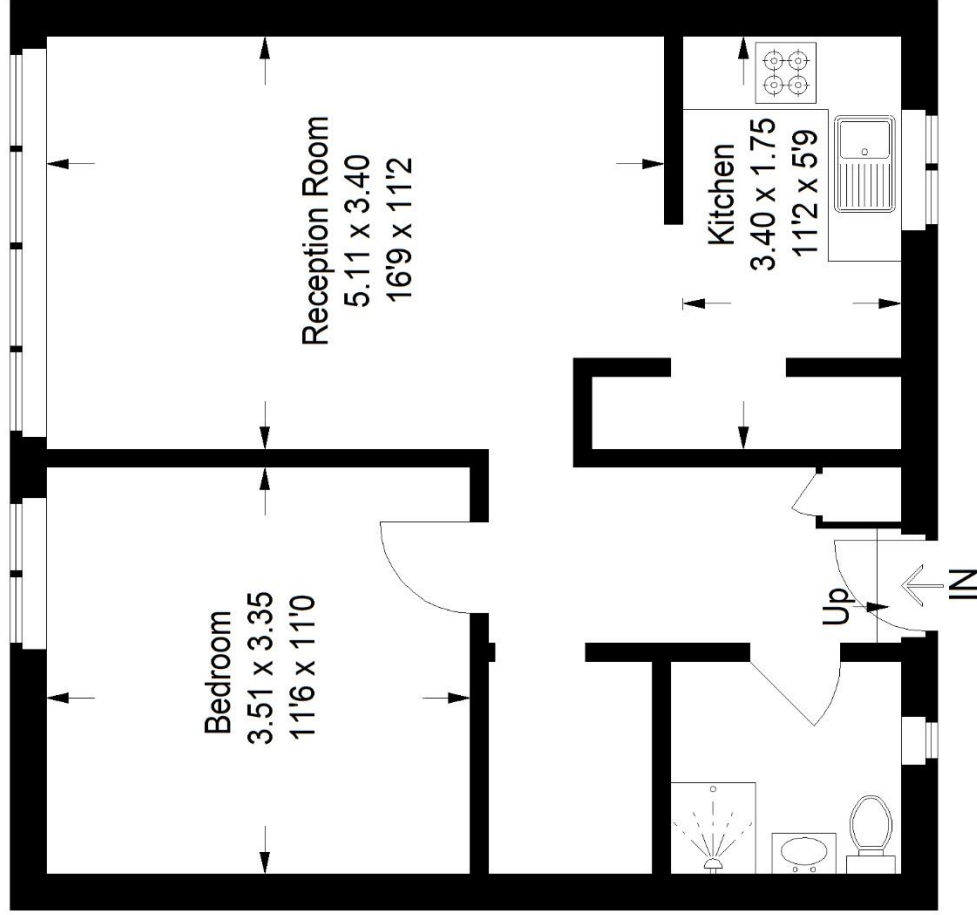


Floorplan

Littlebourne House, SE17

Approximate Gross Internal Area

48.8 sq m / 525 sq ft



First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	61 D
39-54	E		
21-38	F		
1-20	G		

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