







## Layard Square, Bermondsey

Enjoying a sizeable south facing balcony overlooking the communal gardens below, this two bedroomed apartment in Layard Square enjoys a naturally bright ambience on the third floor of a seven storey purpose-built development. Comprising two bedrooms and open plan living areas, the space has been opened up to allow light to flow further throughout the property with double aspect kitchen/living room and hard wood flooring throughout. Layard Square has recently undergone a large programme of improvements, including brand new double glazing, addition of external cavity wall insulation and redecoration of communal areas, meaning this property should be hassle free for years to come.

- Two Bedroom Apartment
- Private Balcony
- Fully Double Glazed
- South East London 020 7231 5050

Email southeast@o-j.co.uk

229-231 Lower Road, London, SE16 2LW

- Close To Jubilee Line
- Open Plan Living Areas
- Good Decorative Order

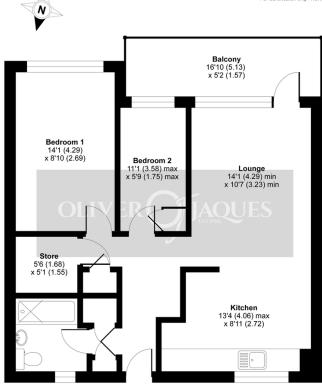
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## web www.o-j.co.uk

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## Layard Square, London, SE16

Approximate Area = 646 sq ft / 60 sq m
For identification only - Not to scale



THIRD FLOOR

Certified Property
RUCS Measurement Standards (IPMS2 Residential). © n/checom 2021.

• Tenure: Leasehold

• Ground Rent: £10 pa

Fixed

Service Charge: £2,700 pa

• Lease Expires: 2118

Shared Ownership: No

Council Tax Band: Southwark B

- £1,240,20