



# Layard Square, Bermondsey

Asking Price £245,000 Leasehold

OLIVER  JACQUES  
EST. 1986





## Layard Square, Bermondsey

Dating from the 1960s, the conveniently located Layard Square sits an eight minute stroll from the more recently built Bermondsey station offering Jubilee Line services to London Bridge & the West End one way and Canary Wharf in the other. This top floor, one bedroom unit has been recently improved including the instalation of laminate flooring, contemporary fitted kitchen and fully tiled bathroom. The building itself has recently undergone a period of works including double glazing and communal area refurbishment, while further benefits include a secure entry-com system and serviced lifts. A private balcony offers a peaceful retreat overlooking the communal gardens below, while the large windows ensure the property is flooded with natural light. A great first time buy or secure and convenient pied a terre.

- 8 Min Walk To Jubilee Line
- Private Balcony
- Ideal Starter Home
- Intercom System & Serviced Lifts
- Communal Heating & Hot Water
- Ideal Pied A Terre

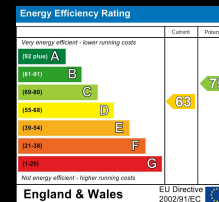
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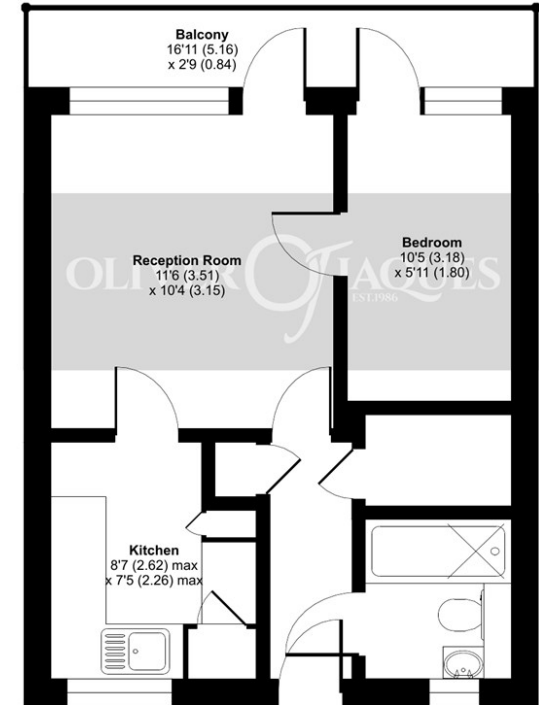
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## Layard Square, London, SE16

Approximate Area = 347 sq ft / 32.2 sq m  
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Oliver Jaques. REF: 806024

**Tenure:** Leasehold  
**Ground Rent:** TBC  
**Service Charge:** TBC  
**Lease Expires:** TBC  
**Shared Ownership:** No  
**Council Tax Band:** Southwark London Borough Council (Band A)  
**£TBC**