



ABINGDON CLOSE SE1  
**1 bedroom terraced house**

**£370,000**  
FREEHOLD



# ABINGDON CLOSE SE1

Alex Neil is delighted to present this exceptional one-bedroom freehold house, beautifully fully refurbished throughout, and perfectly positioned on the sought-after Abingdon Close in the heart of Bermondsey, SE1. This stylish property is tucked away in a quiet residential cul-de-sac, offering a rare sense of privacy while being just moments from the vibrant amenities of the Old Kent Road and excellent transport connections into the City and beyond. On your doorstep, you will find some of London's most celebrated destinations, including the renowned food markets of Maltby Street, Borough and Bermondsey Square. The area is also famed for its outstanding selection of restaurants and independent bars. The property has been thoughtfully refurbished to a high standard, making it ready to move straight into. A rare freehold with allocated parking, offered in this prime SE1 location. An early viewing is strongly recommended.

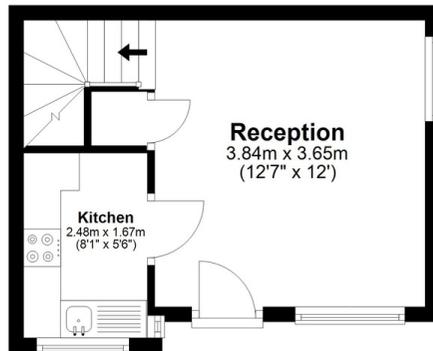
Borough: Southwark\* Council Tax: C\* EPC: E

Nearest Station: Bermondsey (0.68 miles) Material Information: [www.alexneil.com/material-information](http://www.alexneil.com/material-information)



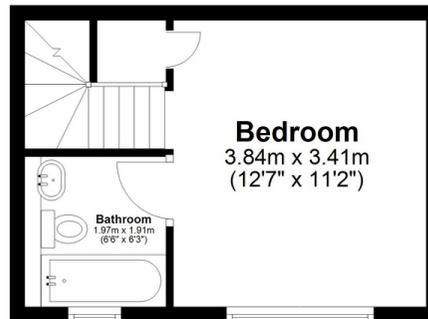
## Ground Floor

Approx. 21.5 sq. metres (231.5 sq. feet)



## First Floor

Approx. 20.7 sq. metres (223.1 sq. feet)



Total area: approx. 42.2 sq. metres (454.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.□

## Canary Wharf & Docklands Office

2 Westferry Road, Canary Wharf, London E14 8JT

Disclaimer: Property descriptions are subjective and used in good faith as an opinion rather than statements of fact. The owner provided information relating to title, tenure, service charges and ground rent information. Therefore, please make specific enquiries to ensure that our descriptions match your expectations of the property. Floor plan measurements are approximate and for illustrative purposes only. Furthermore, we have not tested any services, systems or appliances at this property. And we strongly recommend that you verify all the provided information on inspection and that your surveyor and conveyancer further confirm details. Also, market conditions and property values regularly fluctuate. And showcased sold properties demonstrate our previous successes rather than indicate live property values. \*As advised by the owner. \*\*Property sold subject to contract.

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