



BRYAN HOUSE SE16  
**1 bedroom apartment**

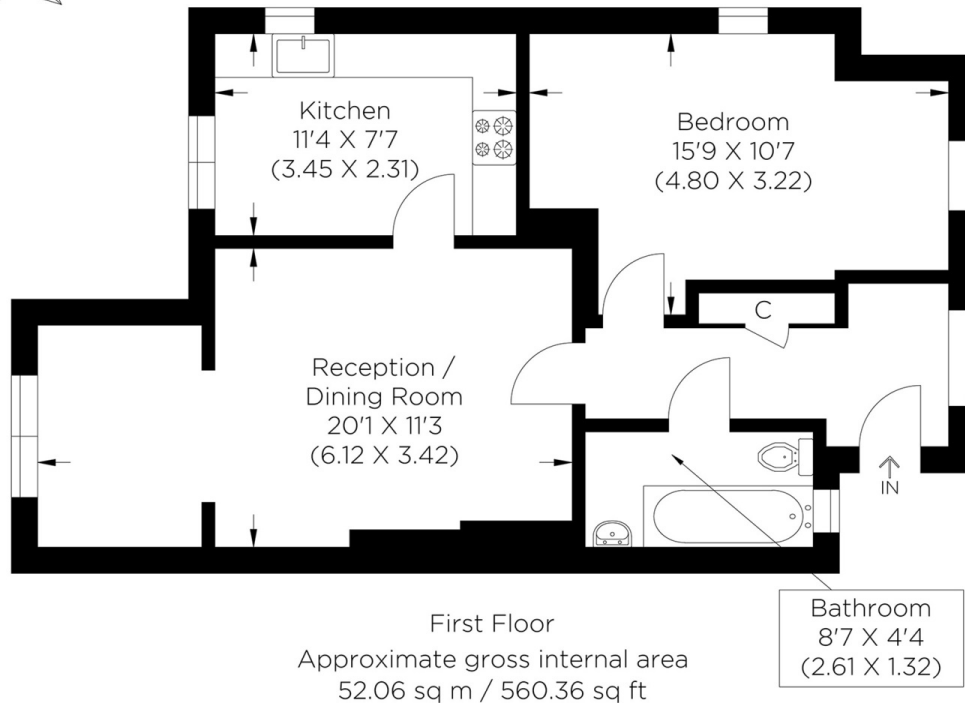
**£275,000**  
LEASEHOLD



# BRYAN HOUSE SE16

A superbly proportioned one-bedroom apartment, set in the convenient Bryan House, SE16. Enviably positioned just moments from the River Thames, the property offers generous living accommodation and excellent transport connectivity. Presented in good condition throughout, this spacious home boasts a well-configured layout comprising a bright and expansive lounge with a dedicated dining area, a fitted kitchen, a large double bedroom complete with a dressing area, and a modern three-piece bathroom suite. The apartment further benefits from excellent built-in storage, a secure entry system and allocated parking. The property enjoys a prime SE16 location, ideally situated for Canada Water and Surrey Quays stations, providing fast and direct links into Canary Wharf, the City and Central London. The Thames Path, local amenities, green spaces and riverside walks are all within easy reach, making this an ideal home for professionals, first-time buyers or investors alike.

Borough: Southwark\* Council Tax: C\* EPC: C Lease Term: 159 years\* Service Charge: £2,185\* Ground Rent: £10\*  
Nearest Station: Canada Water (0.71 miles) Material Information: [www.alexneil.com/material-information](http://www.alexneil.com/material-information)



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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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