



BRYAN HOUSE SE16
1 bedroom apartment

£272,500
LEASEHOLD

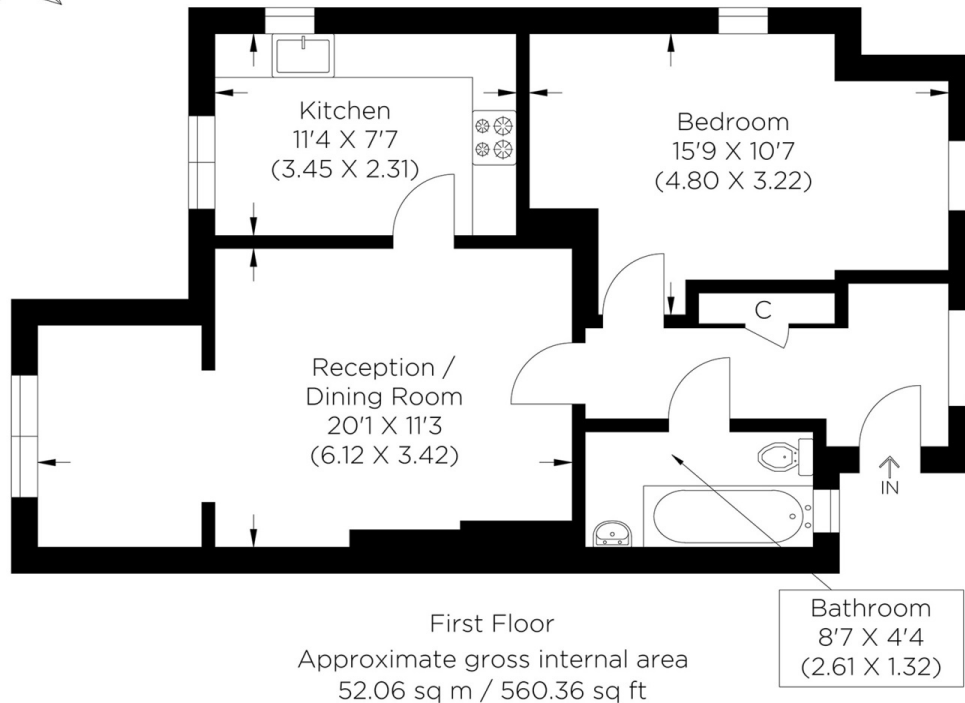


BRYAN HOUSE SE16

Set within the well-positioned Bryan House development in SE16, this spacious and recently refurbished one-bedroom apartment offers bright interiors, excellent storage and superb potential to be reconfigured into a two-bedroom property, subject to the relevant permissions. The accommodation is thoughtfully arranged and features a generous reception room with ample space for both living and dining, a separate fitted kitchen, a sizeable double bedroom with an adjoining dressing area, and a contemporary three-piece bathroom suite. Additional benefits include secure entry, allocated parking and a range of built-in storage throughout. Perfectly located close to the River Thames, the property is within easy reach of both Canada Water and Surrey Quays stations, offering swift connections to Canary Wharf, the City and Central London. Residents can also enjoy nearby riverside walks, green open spaces and a wide selection of local shops, caf  s and amenities, making this an excellent purchase for first-time buyers, professionals and investors alike.

Borough: Southwark* Council Tax: C* EPC: C Lease Term: 159 years* Service Charge: £2,482* Ground Rent: £10*

Nearest Station: Canada Water (0.71 miles) Material Information: www.alexneil.com/material-information



Canary Wharf & Docklands Office
2 Westferry Road, Canary Wharf, London E14 8JT

t: 020 7537 9859 e: sales@alexneil.com

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.

ALEX NEIL

ESTATE AGENTS SINCE 1984