



Lyss Homes



61 Corio House, 12 The Grange, London, SE1 3GU

£264,000



A photograph of a modern living and dining area. In the foreground, there is a blue tufted sofa with two green cushions and a floral patterned ottoman. To the right, a dining table with four wooden chairs is set up. In the background, a kitchen area with white cabinets and a blue wall is visible. Large windows on the left side of the room offer a view of the outdoors. The text 'Owner's Review' is written in a white, cursive font across the top of the image.

Owner's Review

'The location is absolutely fantastic with Maltby Street, Bermondsey Street, Shad Thames, Tanner Street Park and Leather Market Gardens all very close by, and Borough Market and London Bridge station just ten minutes' walk.'

£264,000

61 Corio House, 12 The Grange

London, SE1 3GU

- Three bedrooms
- Spacious open-plan layout
- Private balcony
- Walking distance to Bermondsey and London Bridge Stations
- Ample storage
- Two bathrooms (one en-suite)
- 24 hour concierge
- First floor (with lift access)
- Excellent location
- Close to an abundance of local amenities

SHARED OWNERSHIP - ADVERTISED PRICE IS FOR A 30% SHARE Beautifully presented and maintained, this stunning three bedroom apartment is situated in Corio House, a modern, wonderfully located development in Bermondsey.

Spanning an impressive 1,067 square feet, this first floor property boasts ample living space. The expansive open-plan living and kitchen area, featuring dual aspect windows, offers generous proportions and connects to the balcony. The principal bedroom is enhanced by fitted wardrobes and an en-suite bathroom, ensuring both style and convenience. Meanwhile, the second bedroom, also a double, enjoys balcony access, while a third room, perfect for use as a home office or guest room, adds versatility to the living arrangements.

The building features a 24 hour concierge and central courtyard with lush communal gardens and is ideally positioned at the intersection of The Grange and Grange Walk. Corio House offers proximity to Bermondsey Spa Gardens, where residents can unwind amidst nature's embrace.

Just a stone's throw away lies the vibrant hub of Bermondsey Street, renowned for its vibrant atmosphere and diverse array of boutiques, gastropubs, and dining establishments. For those seeking recreation, Tanner Street Park, equipped with tennis courts, offers ample opportunities for outdoor activities.

Food enthusiasts will delight in the proximity to Maltby Street food market, a culinary haven offering a plethora of gourmet delights within walking distance. Additionally, Bermondsey Underground station, served by the Jubilee Line, and London Bridge station are both walking distance from the property and ensures easy connectivity to the rest of London's attractions and amenities.

The advertised price is for a 30% share, which is the minimum amount possible to purchase. Prospective buyers are required to undergo a financial assessment and you may be required to purchase a larger share, depending on your financial situation



Tenure
Leasehold

Lease remaining
115 years

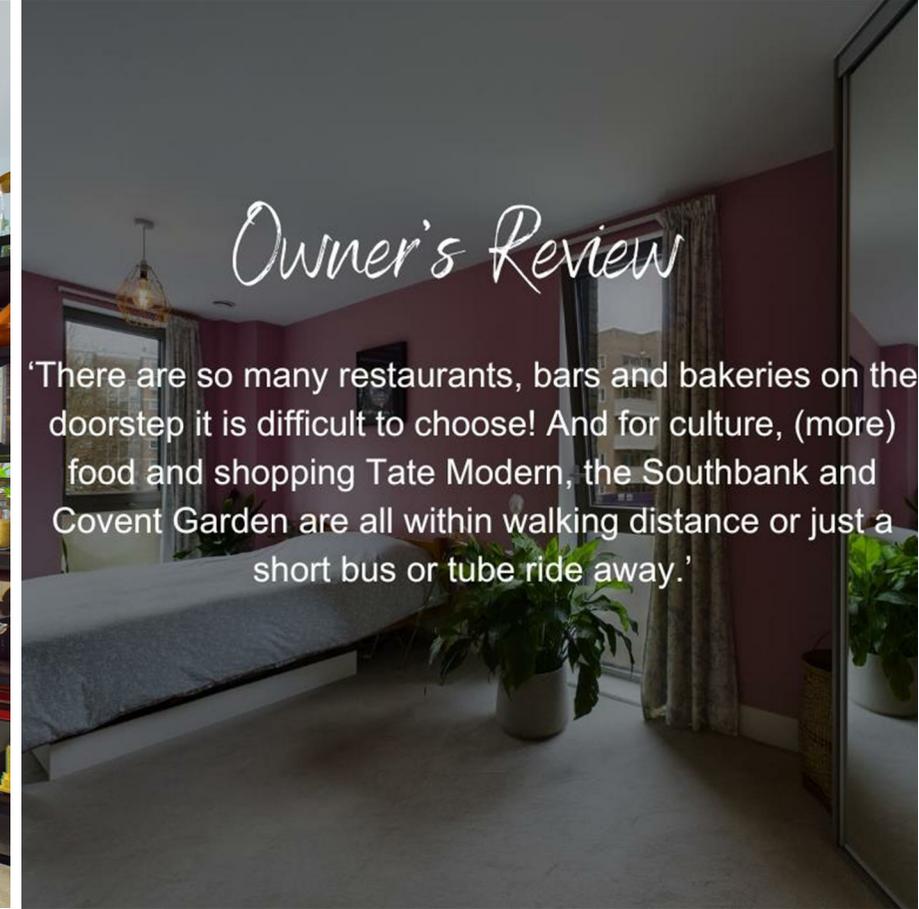
Service charge
£482.83 per month

Rent on unowned share
£942.35 per month

Share percentage
30%

Full value
£880,000





Owner's Review

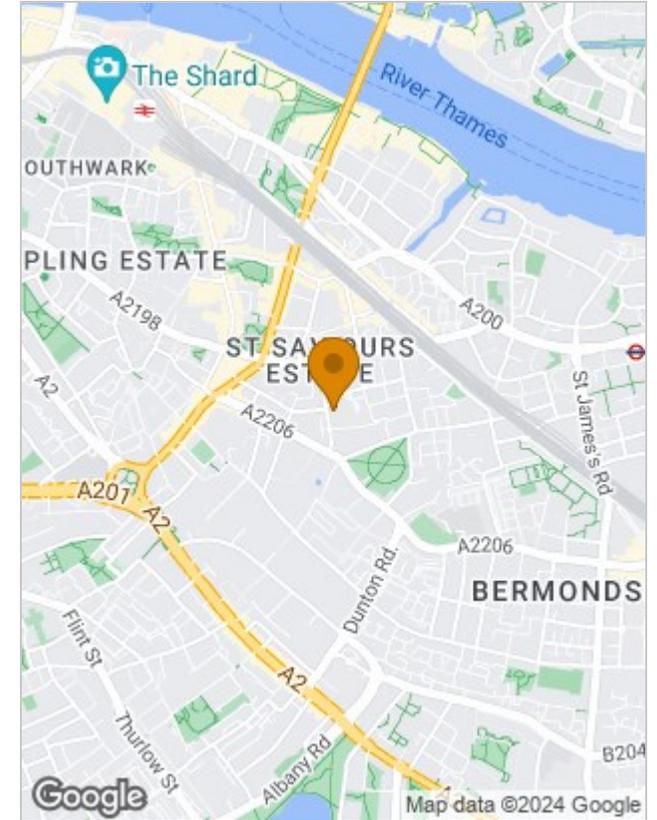
'There are so many restaurants, bars and bakeries on the doorstep it is difficult to choose! And for culture, (more) food and shopping Tate Modern, the Southbank and Covent Garden are all within walking distance or just a short bus or tube ride away.'



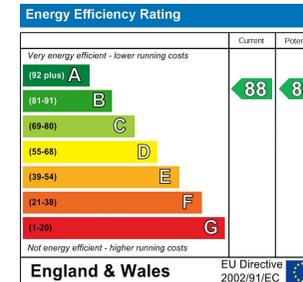
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Lyss Homes Office on 02080 505 452 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.