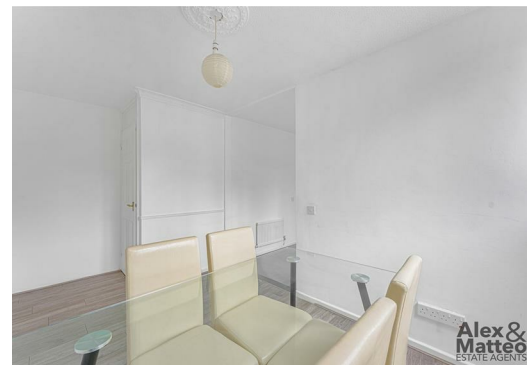




## Amina Way, London, SE16 3UW

\*\*\*\*HMO APPROVED\*\*\*

\*\*\* Heating and Hot Water is included in the bills\*\*\*

A generous three bedroom, two bathroom house; located a short walk away from the Bermondsey Underground Station, offering excellent transport into central London.

The ground floor boasts a well-kept modern kitchen with separate dining and reception room, a large double bedroom with access to a private terrace, and additional storage in the hallway. The first floor features two generous bedrooms, a third bedroom currently being used as a home office, and two modern family bathrooms.

The property is surrounded by local amenities such as bars, restaurants, cafes, supermarkets and local markets.

Please note some of the photos may have been virtually staged.

Council Tax Band: C

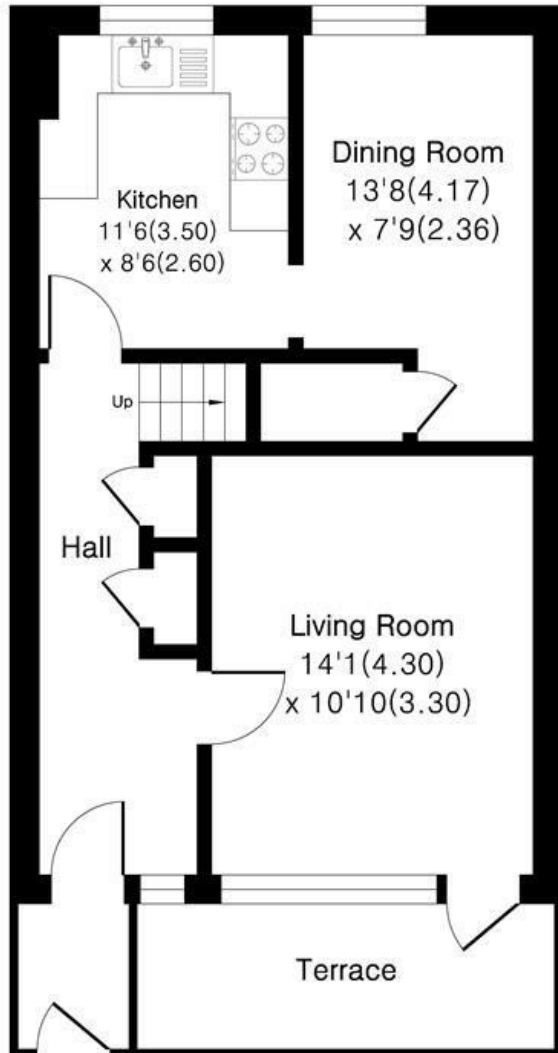
- Heating and Hot Water included on the rent
- Excellent Transport Links
- Furnished
- Close to Local Amenities
- Plenty of Storage
- Naturally Bright
- HMO APPROVED
- Generous Three Bedroom House

**Alex & Matteo**  
ESTATE AGENTS

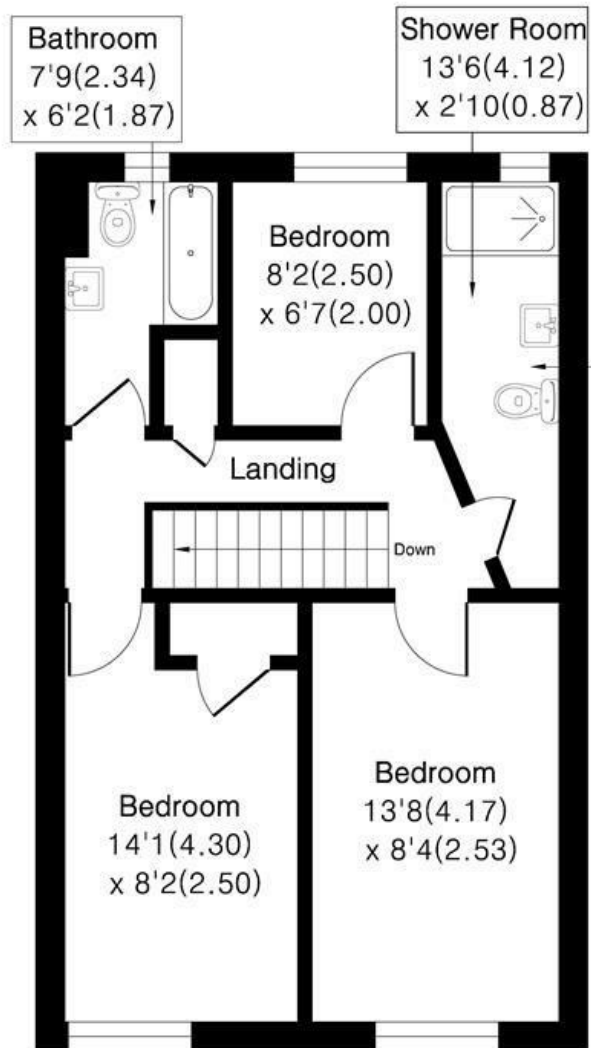
**£2,600 Per month**

# Amina Way SE16

Approximate Area = 941 sq ft / 87.4 sq m



Ground Floor



First Floor



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential).  
Produced for Alex & Matteo Estate Agents.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 70                      | 74        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |