



Simms Road, London, SE1 5LP

****UNFURNISHED****

A stylish one bedroom, house located in Bermondsey only a short walk away from Bermondsey Underground station and South Bermondsey station.

The first floor boasts a naturally bright reception and tidy kitchen and dining room with access to the generous garden. The second floor features a spacious double bedroom, modern bathroom, and a home office.

The surrounding area boasts a plethora of local amenities such as supermarkets, bars, restaurants, bakery and parks including Southwark Park.

- Well-kept one bedroom apartment
- Excellent Location
- Good transport links
- Private garden
- Close to local amenities

Alex & Matteo
ESTATE AGENTS

£2,000 Per month

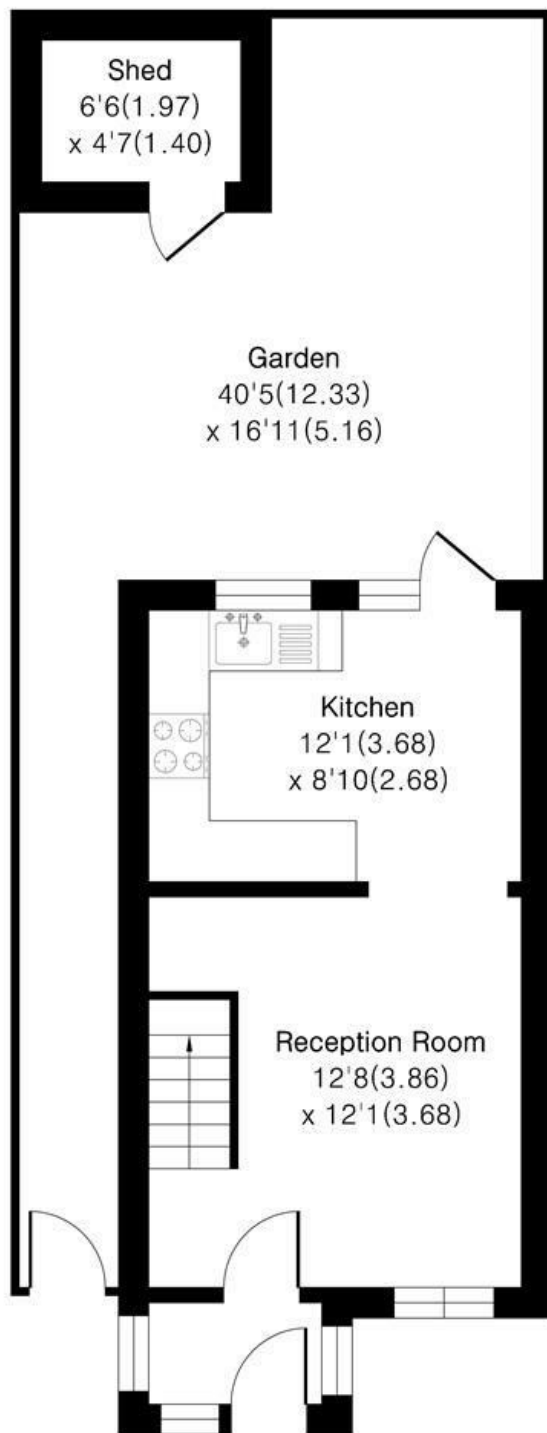
Simms Road SE1

Approximate Area = 551 sq ft / 51.2 sq m

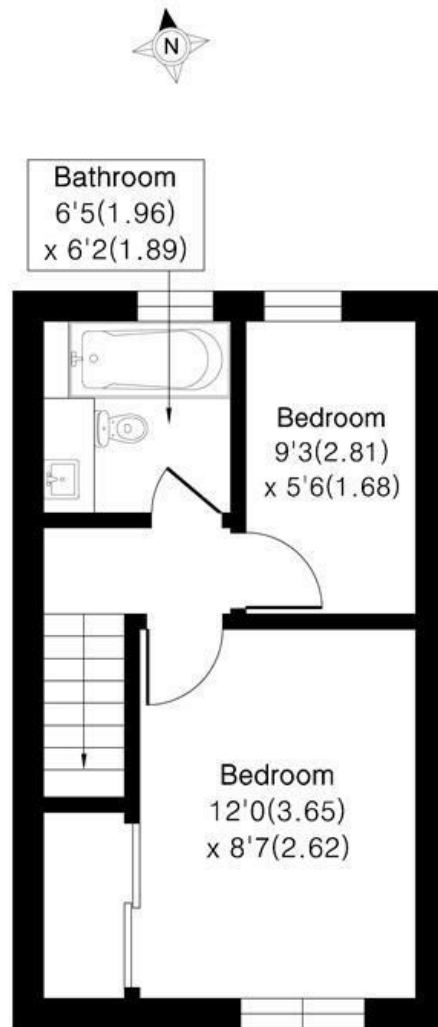
Shed Area = 29.0 sq ft / 2.7 sq m

Total Area = 580 sq ft / 53.9 sq m

For identification only - Not To Scale



Ground Floor



First Floor

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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		