



**Alex & Matteo**  
ESTATE AGENTS



## Abbey Gardens, London, SE16 3RQ

A spacious two bedroom house split over three levels, located in Bermondsey only a walk away from Bermondsey Underground station. The ground floor boasts an open-plan modern kitchen and reception room with access to the garden, a spacious office and additional storage in the hallway. The first floor features a generous double bedroom, and a stylish family bathroom. The top floor has a spacious double bedroom with built-in storage and a washroom.

Located a short stroll from a plethora of local independent boutiques, artisan shops and bakeries, ever so popular Bermondsey Mile breweries, the iconic Maltby Street Market as well as the upcoming Greystar regeneration plan in the former Biscuit Factory, the house is ideal for professionals and families looking for a private place to retreat without sacrificing location and easy access to some of the best aspects of city life.

- ?Spacious Two Bedroom House
- ?Private Garden
- Modern Kitchen
- Close to Local Amenities
- ?Good Transport Links
- ?Off Street Parking

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**£2,300 Per month**



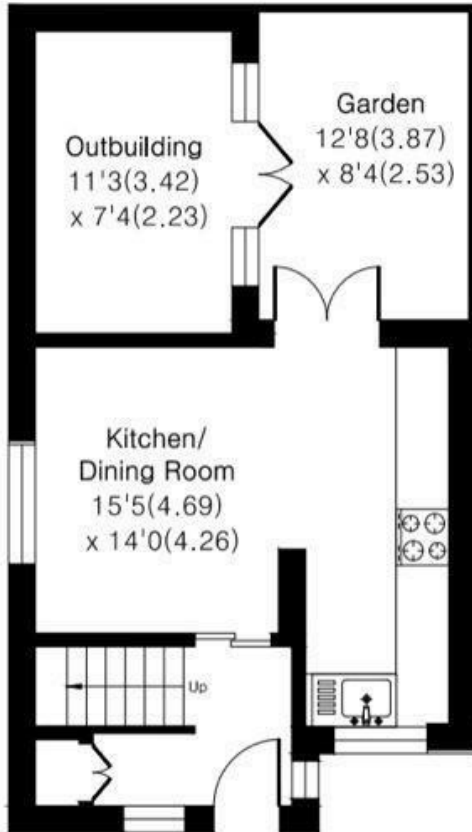


## Abbey Gardens SE16

Approximate Area = 665 sq ft / 61.7 sq m

Outbuilding = 82 sq ft / 7.6 sq m

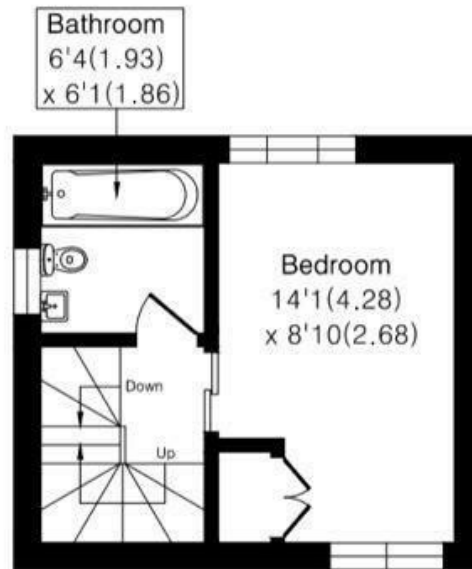
Total = 747 sq ft / 69.3 sq m



Ground Floor



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First Floor



Second 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) A		
(81-91) B		88
(69-80) C	72	
(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		