



Alex & Matteo
ESTATE AGENTS



Balaclava Road, London, SE1 5PR

Fibre Broadband Included in Rent
HMO APPROVED

A generous three bedroom maisonette located in a small and tranquil residential setting in the heart of the ever-so-popular Bermondsey. The ground floor features a spacious kitchen, and a spacious reception room with access to a private balcony. The first floor boasts three double bedrooms, one with built-in storage, and a well-kept family bathroom. Additional storage can be found in the ground floor hallway. The greenery of Southwark Park, Burgess Park and Spa Gardens is just moments away. Located a short stroll from a plethora of local independent boutiques, artisan shops, bakeries and gyms; as well as the upcoming regeneration plan in the former Bermondsey Biscuit Factory. Bermondsey Street and its award winning restaurants is within easy reach.

*** To book a viewing please call between the hours of 9:30 am and 5:30 pm Monday to Friday ***

- Private Balcony
- Good Transport Links
- Naturally Bright
- Excellent Location
- Moments from Award Winning Markets
- Close to Local Amenities
- Fibre Broadband Included in Rent

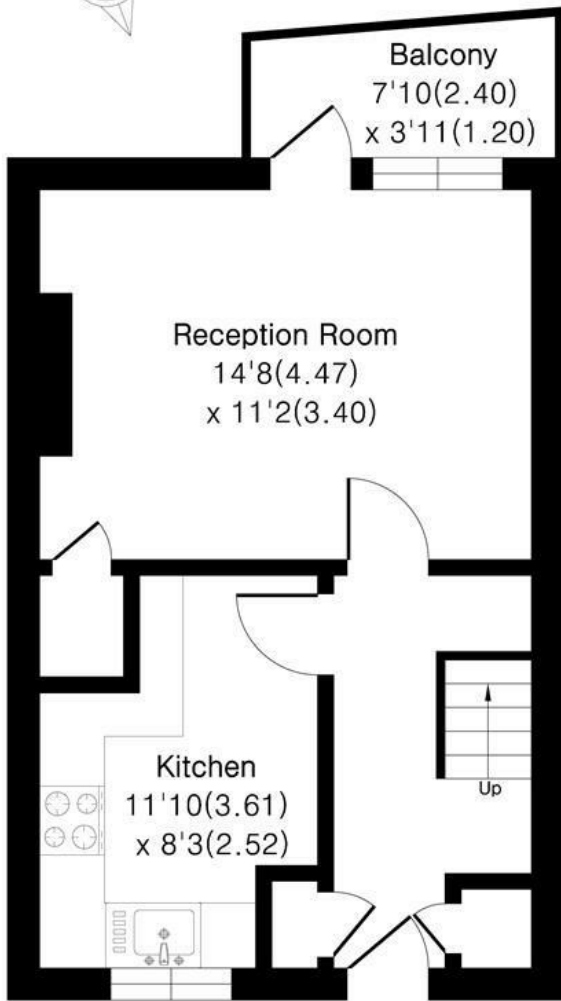
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£2,900 Per month

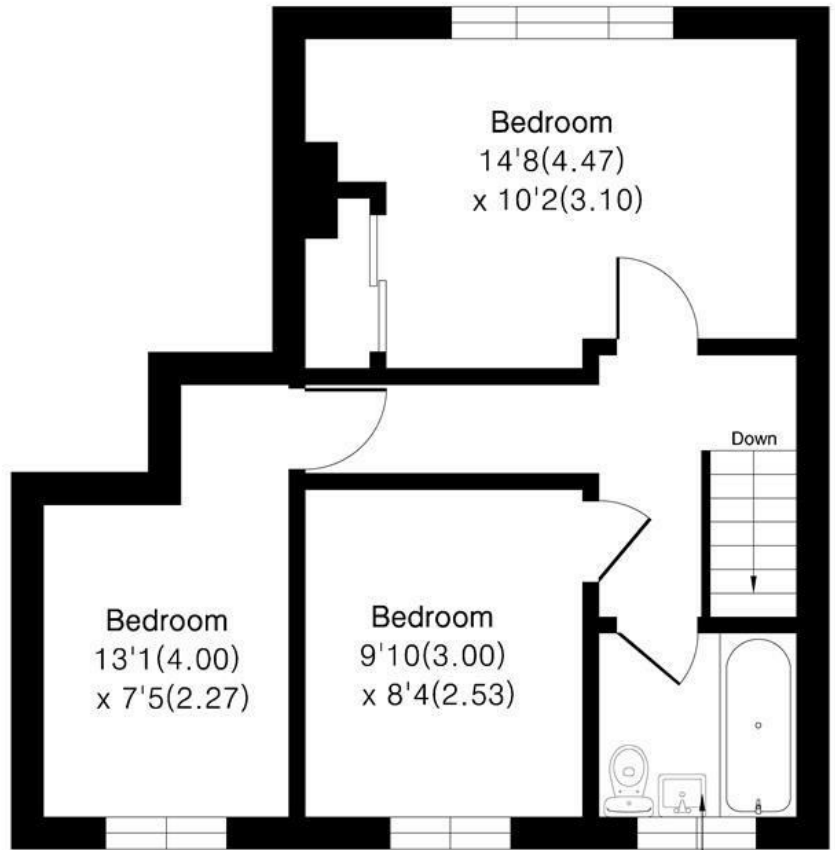


Cragie House SE1

Approximate Area = 794 sq ft / 73.7 sq m



Ground Floor



First Floor

Bathroom
6'0(1.83)
x 5'5(1.66)



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	70	70
(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		