



Banyard Road, SE16 2YA

GUIDE PRICE £1,000,000 - £1,100,000

An immaculately presented three bedroom Victorian house, located in a residential street, only a short walk away from the greenery of Southwark Park, as well as being walking distance from Bermondsey Underground station.

The ground floor boasts a spacious living room with brick feature wall and fireplace, a generous dining room that can open onto the living room, guest washroom, stylish modern kitchen with a hardwood conservatory extension and access to the large south-facing garden. The first floor has three double bedrooms, one boasts a home cinema system, and a fashionable family bathroom. Additional storage can be found in both hallways. The house also has solar panels installed.

Located a short stroll from a plethora of local independent boutiques, artisan shops and bakeries; as well as the upcoming Grosvenor regeneration plan in the former Biscuit Factory and the Canada Water Masterplan. This home is ideal for those looking for a private, residential place to retreat without sacrificing location and easy access to some of the best aspects of city life.

Council Tax Band - D
EPC - A

Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- Freehold Victorian House - Chain Free
- Solar Panels - Energy Efficient Property
- Hardwood Extension
- EPC Rating - A
- Three Double Bedrooms
- Excellent Location
- Great Transport Links
- Two Living Room
- Recently Refurbished
- Generous Garden

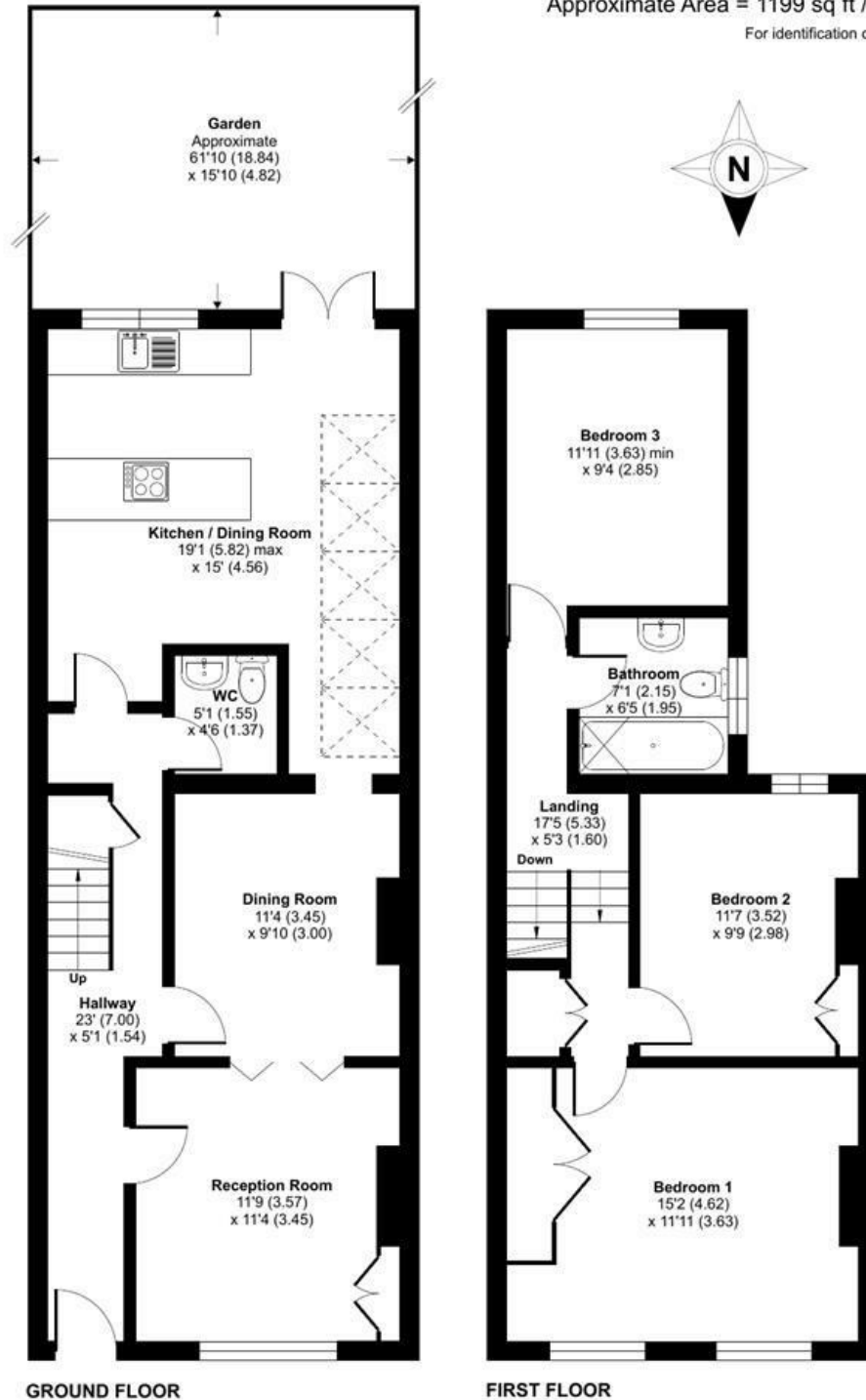
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Guide price £1,000,000

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Approximate Area = 1199 sq ft / 111.4 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Alex & Matteo Estate Agents. REF: 1219440

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	97
(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		