



Clements Road, London, SE16 4DW

Generous Victorian house in quiet residential setting in the heart of Bermondsey, moments from the underground station and new prestigious Biscuit Factory regeneration plan. The property boasts two naturally bright reception rooms, a modern kitchen with plenty of space to dine leading onto the private landscaped garden ideal to entertain and for alfresco dining, and a downstairs guest washroom. Upstairs are the impressive master bedroom, two additional double bedrooms and a good sized bathroom.

Situated within easy reach of Shad Thames, Bermondsey Street and moments from a plethora of local cafes, restaurants, boutique shops and breweries, the property is ideal for escaping the hustle and bustle of the city without giving up the privilege to live in the heart of London.

Freehold

£750,000

- Generous Victorian House
- Three Double Bedrooms
- Modern Kitchen
- Private and Secluded Garden
- Scope for Extension
- Next to Prestigious Biscuit Factory Regeneration Plan
- Moments From Independent Grocery Boutique shops, Artisanal cafes, and Breweries
- Moments from Bermondsey Underground Station
- Resident Car Parking Permit Available

Alex & Matteo
ESTATE AGENTS

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Approximate Area = 1110 sq ft / 103.1 sq m

Outbuilding = 9 sq ft / 0.8 sq m

Total = 1119 sq ft / 103.9 sq m

For identification only - Not to scale



Alex & Matteo
ESTATE AGENTS



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Alex & Matteo Estate Agents. REF: 1048088

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	