



## Rouel Road, London, SE16 3SL

**\*\*FURNISHED OR UNFURNISHED\*\***

**\*\*THE FURNITURE SHOWN IN THE IMAGE HAS BEEN VIRTUALLY STAGED\*\***

A stunning, well-presented ground-floor apartment set within a tranquil residential enclave in ever-popular Bermondsey, only a short stroll from the underground station and moments from independent cafés, boutique grocery and artisanal shops, as well as award-winning breweries.

The property boasts a naturally bright living space flowing seamlessly into a modern open-plan kitchen, beautifully designed with contemporary finishes and generous storage. The standout feature is the spacious master bedroom, complemented by a second bedroom perfectly suited for a dedicated home office or guest space. A well-kept bathroom, a communal landscaped garden, and gated residents' parking further enhance the appeal.

With vibrant bars, restaurants, gyms, and green spaces just minutes away, this apartment is ideal for anyone seeking a stylish home in a peaceful private setting without compromising on location.

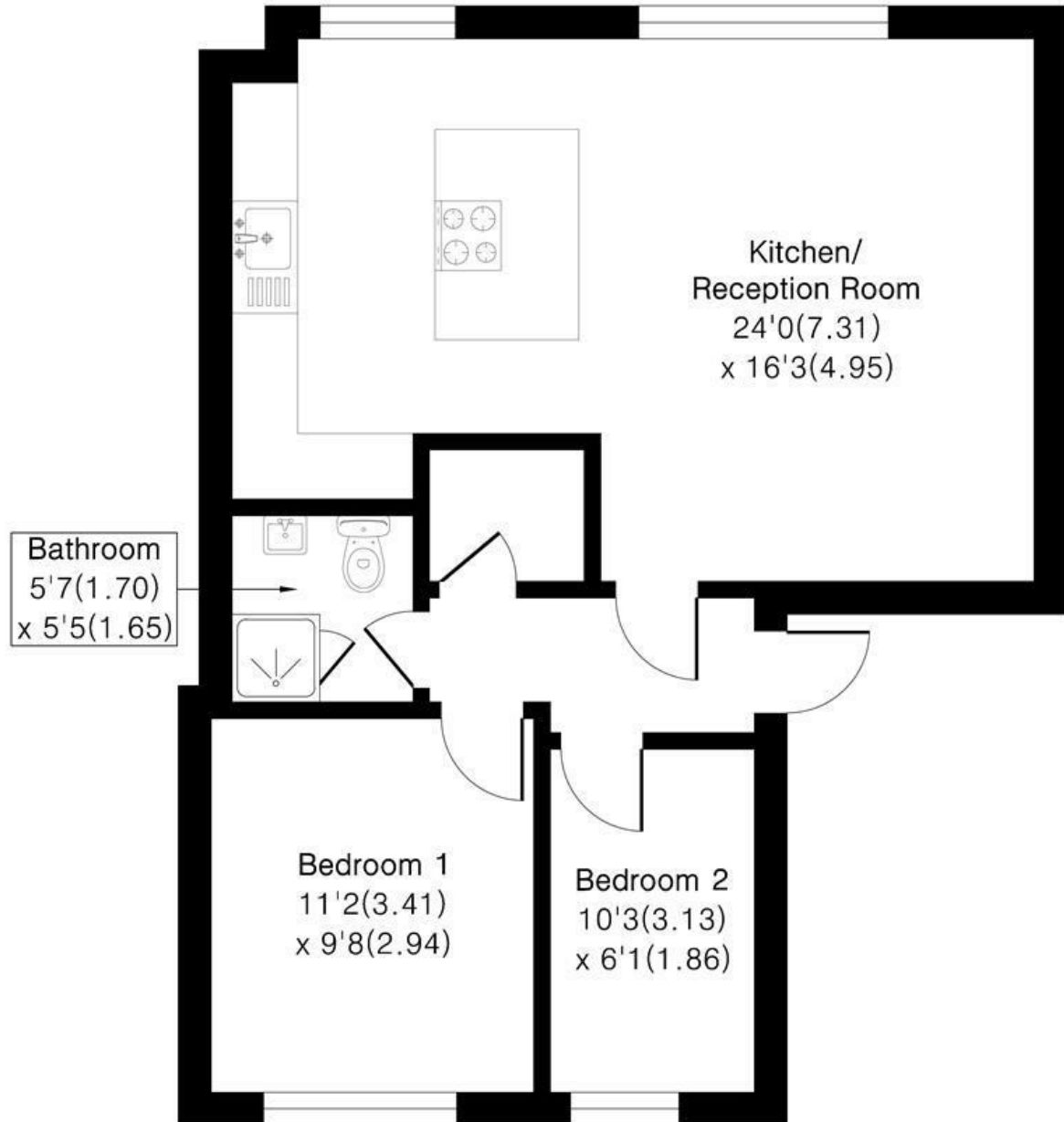
**£1,900 Per month**

**Alex & Matteo**  
ESTATE AGENTS

# Spa Court SE16

Approximate Area = 632 sq ft / 58.7 sq m

For identification only - Not To Scale



## Ground Floor

**Alex & Matteo**  
ESTATE AGENTS

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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 61      | 73        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |