



**Alex & Matteo**  
ESTATE AGENTS



## Wilson Grove, London, SE16 4PP

HMO Approved – Suitable for Three Sharers

This spacious three-bedroom apartment is ideally located just a short stroll from Bermondsey Underground Station, providing excellent transport links across London and easy access to the River Thames. The property boasts a bright and generously sized living room, perfect for both relaxing and dining. A well-maintained kitchen offers ample storage and practicality, while three comfortable double bedrooms provide plenty of space for modern living. The apartment is completed by a clean and well-presented bathroom.

Residents will benefit from a vibrant local area, with an array of restaurants, cafés, bars, gyms, and grocery stores all within easy reach. The nearby Southwark Park offers beautiful green space, while the exciting Biscuit Factory regeneration project adds to the area's growing appeal.

- HMO APPROVED
- Fully refurbished
- Excellent Transport Links
- Private balcony
- Close to Local Amenities
- Well-kept three bedroom apartment
- Furnished

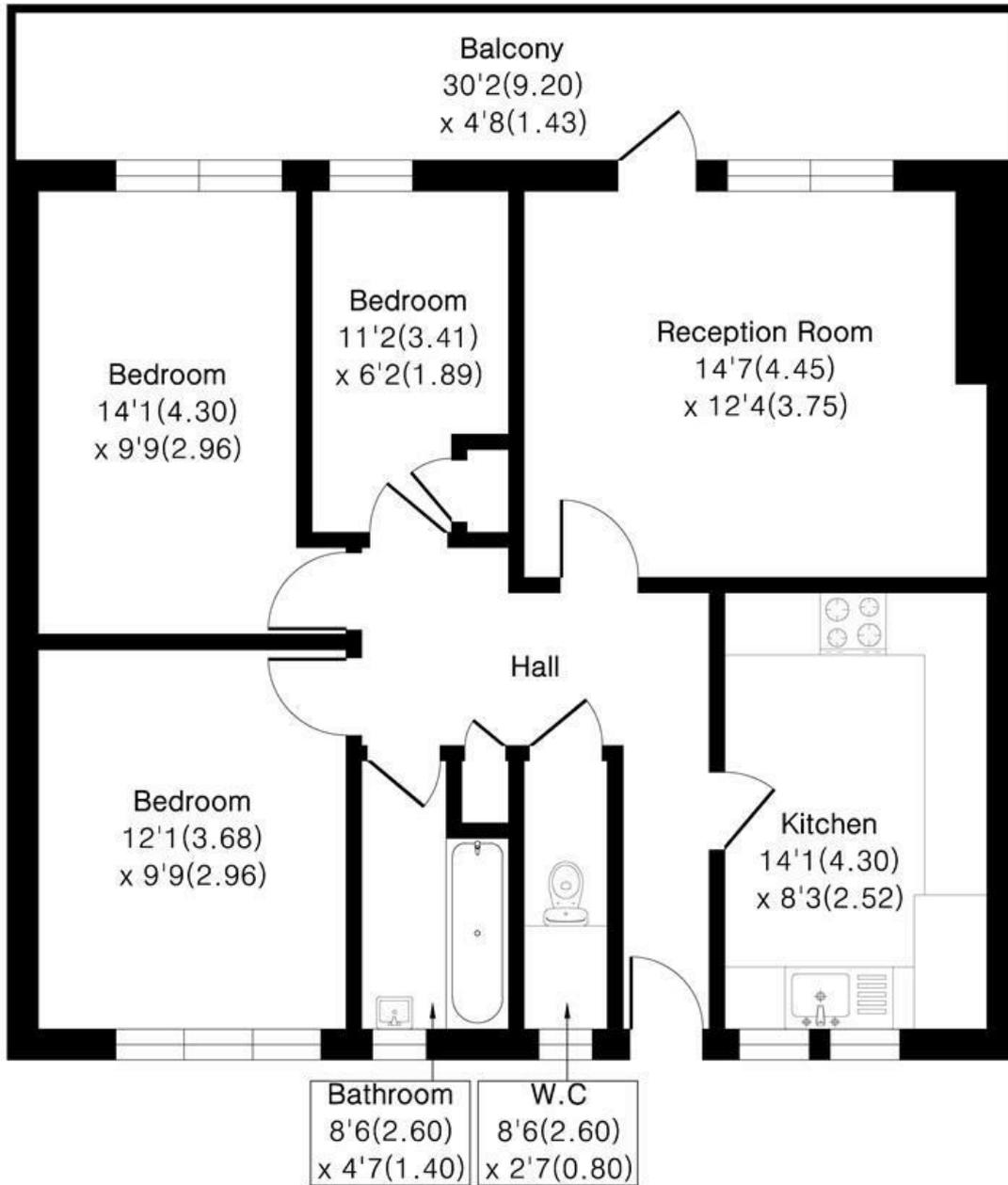
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**£2,600 Per month**

# Wickfield House, SE16

Approximate Area = 798 sq ft / 74.1 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).  
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>		75	78
(55-68) <b>D</b>			
(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	