



Balaclava Road, London, SE1 5PR

Fibre Broadband Included in Rent

HMO APPROVED

A spacious 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 large kitchen with plenty of room to dine, and a generous double bedroom with access to a private balcony. The first floor boasts two more 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.

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

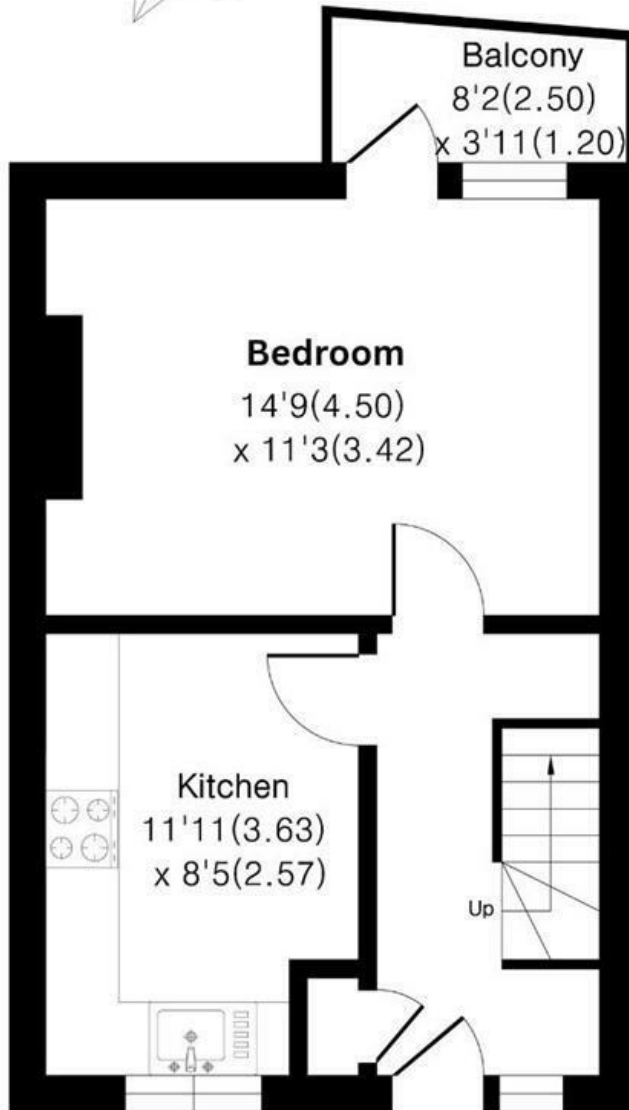
Alex & Matteo
ESTATE AGENTS

£2,800 Per month

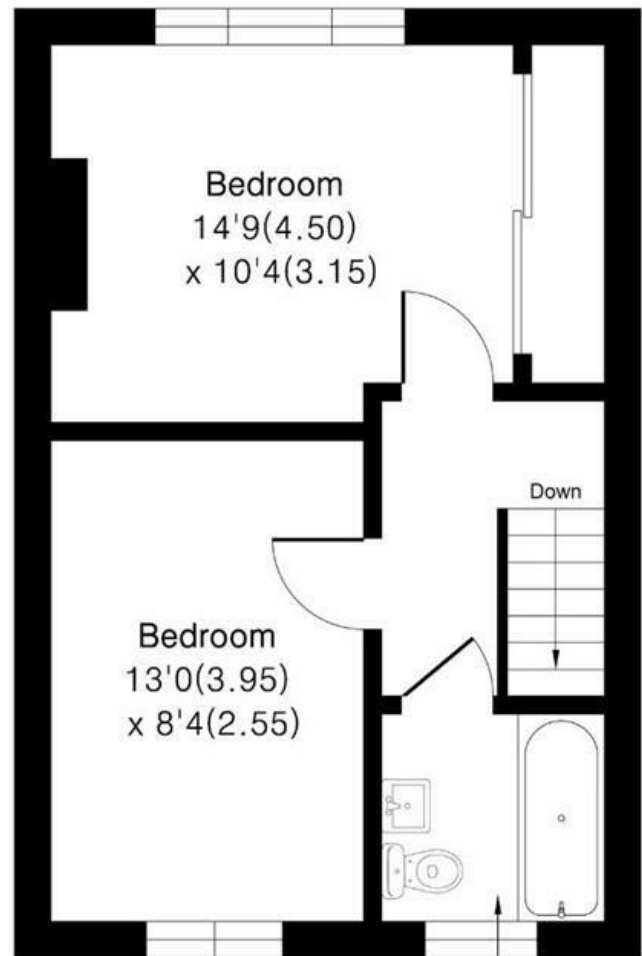


Cragie House SE1

Approximate Area = 705 sq ft / 65.5 sq m



Ground Floor



First Floor



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		
(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		