



**Alex & Matteo**  
ESTATE AGENTS



## Rudge House, SE16 4XE

**\*HMO APPROVED\* - ONLY SUITABLE FOR TWO SHARERS, A COUPLE AND ONE MORE SHARER OR A FAMILY.**

A spacious three-bedroom maisonette only a short walk away from Bermondsey Underground station. The apartment boasts a generous modern kitchen with plenty of storage, naturally bright reception room with access to a private balcony, a stylish family bathroom, and three double bedrooms, one with built-in storage. Additional storage can be found in both hallways.

The property is surrounded by plenty of local amenities such as restaurants, supermarket, local cafes, bars, good transport links to central London and within walking distance of Southwark Park.

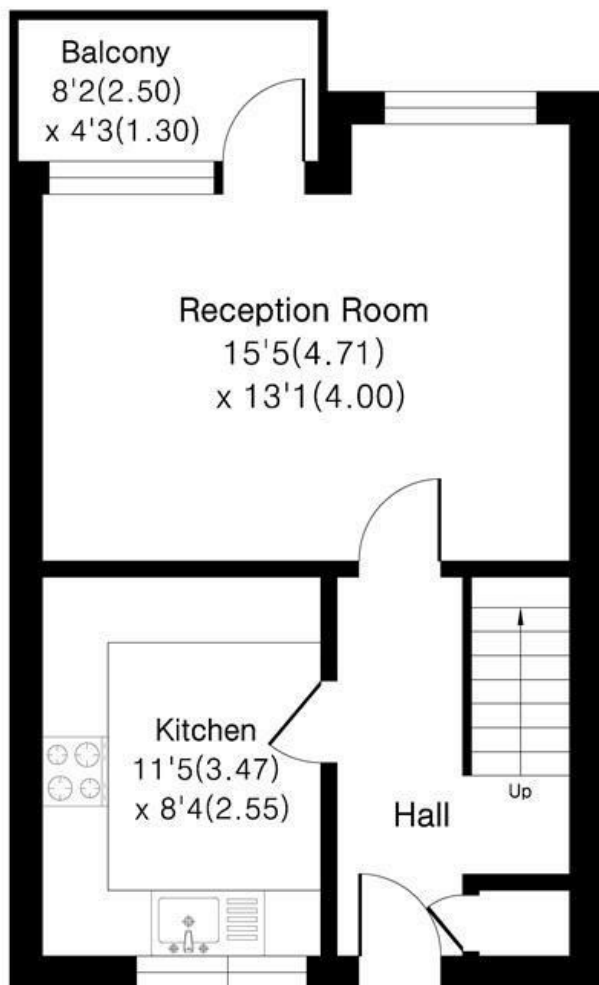
- Generous Three Bedroom Maisonette
- Plenty of Storage
- Aircon in Bedroom and Living Room
- Naturally Bright
- Private Balcony Overlooking Greenery
- Excellent Transport Links
- Good Location
- Furnished

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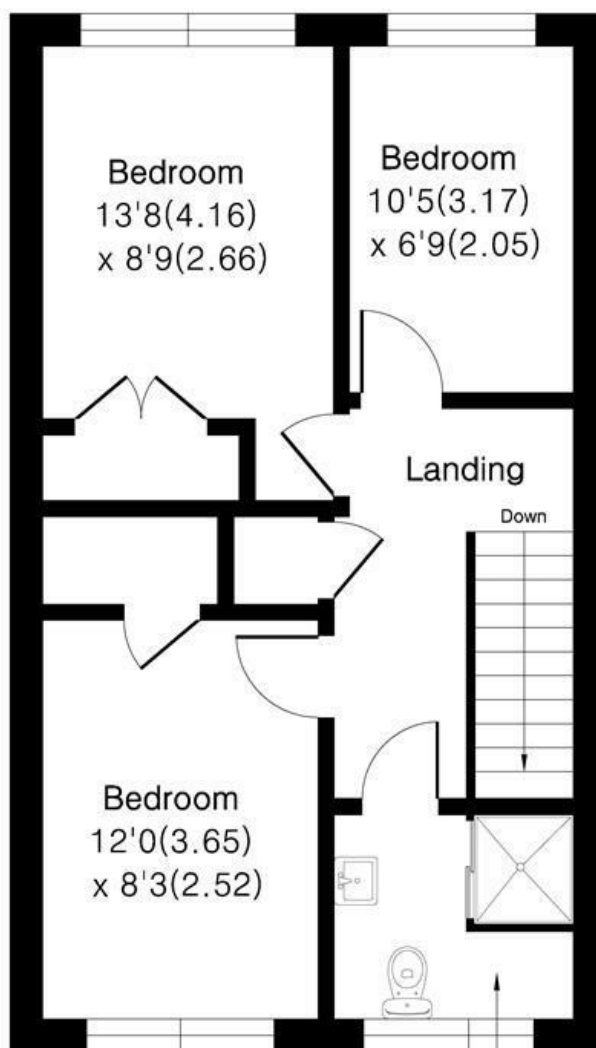
**£2,600 Per month**

# Rudge House SE16

Approximate Area = 843 sq ft / 78.2 sq m



Second Floor



Third Floor

**Shower Room**  
7'0(2.13)  
x 6'2(1.87)

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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>                            | 72      | 77        |
| (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                     |         |           |