



## Tranton Road, London, SE16 4SB

\*\*\*Heating and Hot Water Charges Included\*\*\*

A generous house located in one of the most sought after Bermondsey locations moments from the underground station and a plethora of local amenities.

Downstairs are the kitchen with plenty of space to dine, a naturally bright living room leading into the generous south facing garden.

On the first floor the property boasts the first two bedrooms with plenty of storage space and the family bathroom. The remaining two double bedrooms are on the top floor together with a shower room.

The house is ideal for 3/4 professional sharers or families looking for a private place to retreat without sacrificing location and easy access to some of the best aspects of city life

COUNCIL TAX BAND—> D

**£4,250 Per month**

- Generous South Facing Garden
- Four Bedrooms / Three Bedrooms plus Study
- Heating and Hot Water Included
- Moments From Bermondsey Station
- Residents Parking
- Separate Kitchen / Dining Room
- Short Stroll from Southwark Park / River Thames

**Alex & Matteo**  
ESTATE AGENTS



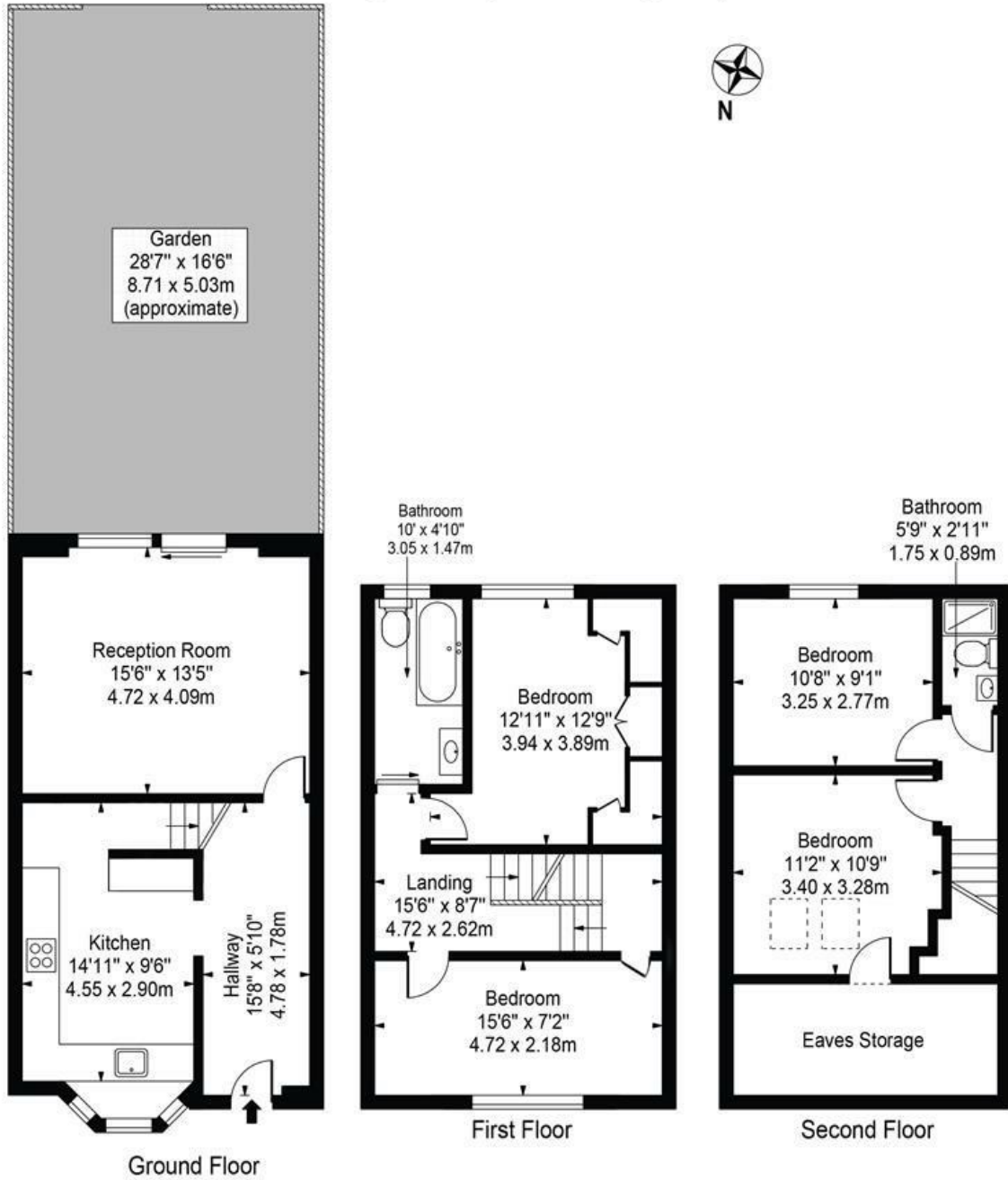
# Tranton Road

Approx. Total Internal Area 1250 Sq Ft - 116.13 Sq M

(Including Eaves Storage & Restricted Height Area)

Approx. Gross Internal Area 1168 Sq Ft - 108.51 Sq M

(Excluding Eaves Storage & Restricted Height Area)



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	82
England & Wales		
EU Directive 2002/91/EC		