



Alex & Matteo
ESTATE AGENTS



Pump House Close, London, SE16 7HS

HMO APPROVED

A spacious four bedroom, two bathroom house split over four floors, located moments away from Canada Water Underground station.

The ground floor boasts the first bedroom with garden access, a guest toilet and garage for additional storage. The First floor features a generous modern kitchen, and reception room with a Juliet balcony and space to dine. The second floor has two double bedrooms and modern family bathroom. The top floor boasts a large bedroom with private terrace and en-suite bathroom. Additional storage can be found in the second floor hallway.

The surrounding area has many local amenities such as a supermarket, café, restaurants and shopping centre. The house also has excellent transport links.

- Spacious Four Bedroom House
- Private Garden and Roof Terrace
- Close to Local Amenities
- Excellent Transport Links
- Furnished

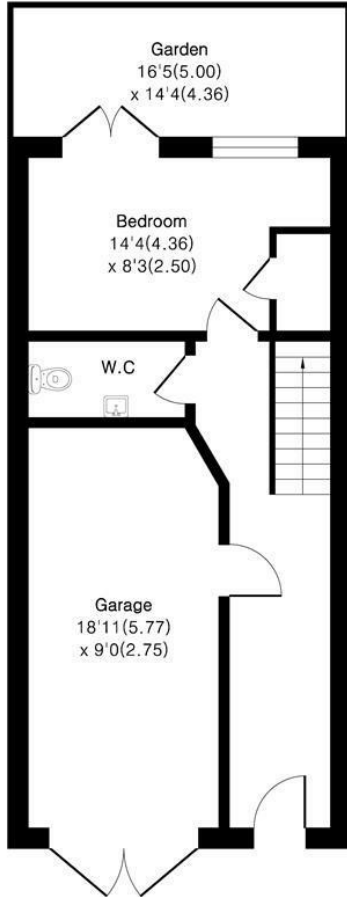
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£4,750 Per month

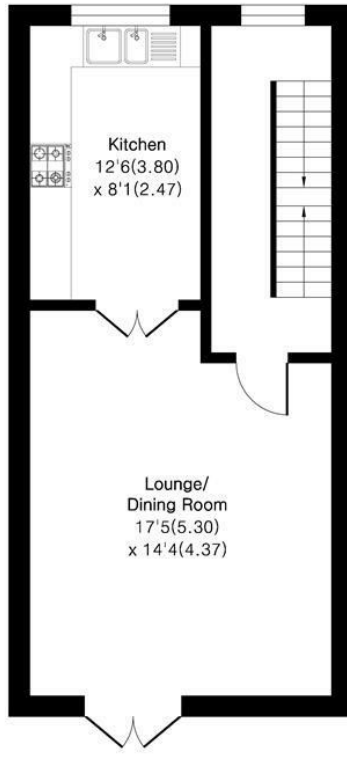
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Approximate Area = 1656 sq ft / 153.8 sq m

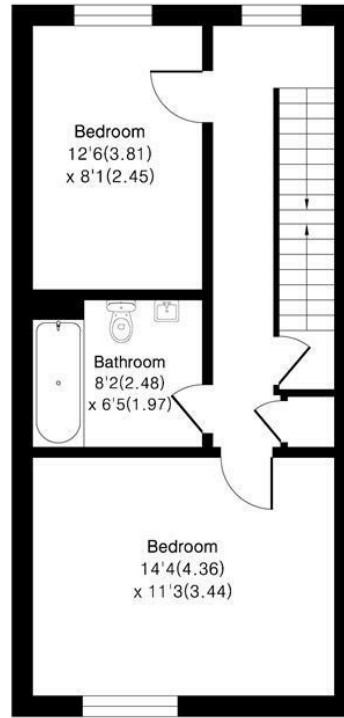
For identification only - Not To Scale



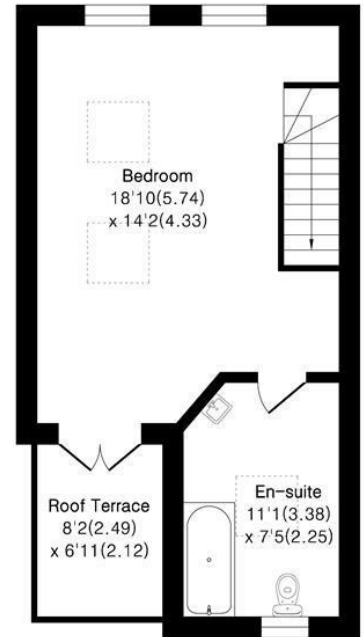
Ground Floor



First Floor



Second Floor



Third Floor

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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) 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		
	71	83
England & Wales		
EU Directive 2002/91/EC		