



## GRANGE ROAD, LONDON, SE1

£5,000

Goldman Greg are delighted to present this fantastic HMO four storey town house in SE1, Bermondsey. Situated on Grange Road, the property is a short walk from Tower Bridge, Bermondsey Street and London Bridge Station. Perfect for four professionals looking for a large high spec house to live in Central London.

The basement level comprises of a very large kitchen / diner with island, huge storage space with WC and a utility room. This level also benefits from a walled private terrace.

Up one level you have the private garden which is lawned, again walled and very secluded.

On to the ground floor you have the front door, hallway, living room with two large sofas and the first of the four double bedrooms.



Goldman Greg

# Grange Road, SE1 3BH

Approx Gross Internal Area = 141.25 sq m / 1520 sq ft

Garden Area = 38.82 sq m / 417 sq ft

Terrace Area = 10.08 sq m / 108 sq ft

Total Area = 190.15 sq m / 2046 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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