



Alex & Matteo  
ESTATE AGENTS



## 53 Setchell Road, London, SE1 5ST

A modern Two Bedroom Duplex apartment in the heart of ever so popular Bermondsey. The property boasts a spacious open plan living room leading into the private garden which is South East facing, a contemporary kitchen with all mod cons. The first double bedroom has access to an additional private patio, and the first bathroom right next to the bedroom on the ground floor. Upstairs is the master bedroom with an ensuite, plenty of storage space, has an additional private balcony. The property is available for either 2 sharers or a family.

Council Tax Band E

**£2,400 Per month**

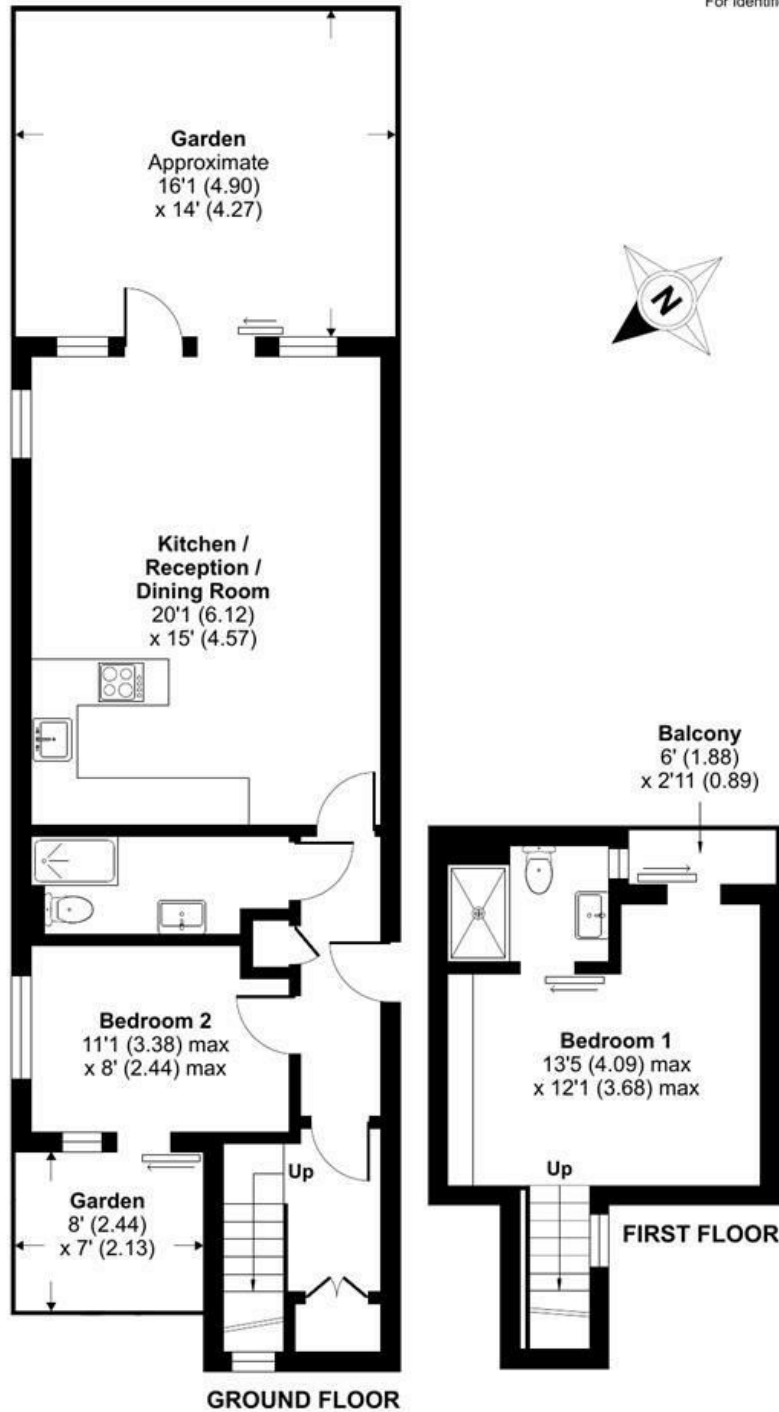
- Duplex Apartment
- 2 Gardens and Balcony
- Modern Building
- Spacious Open Plan Living Area
- Two Bathrooms
- All Amenities Nearby

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Approximate Area = 762 sq ft / 70.8 sq m

For identification only - Not to scale



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Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Alex & Matteo Estate Agents. REF: 913342

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	72
(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	