



Simms Road, London, SE1 5QJ

Guide Price £425,000 to £450,000. A stylish one-bedroom Victorian garden apartment located in ever so popular Bermondsey.

The property boasts a naturally bright reception room, a modern kitchen with plenty of storage, a sleek bathroom and a double bedroom with built-in storage. Also featuring a spacious private garden, ideal for alfresco dining and entertaining. Additional storage can be found in the hallway cupboard.

A short walk away from a plethora of local amenities such as pubs, grocery shops, independent cafes and local markets along with the greenery of Southwark Park.

Years on Lease - 113

Annual Service Charge - £433

Ground Rent - £10

Council Tax - B

Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- Unique Victorian Conversion Apartment
- Private Garden
- Period Features
- Modern Kitchen
- Stylish Bathroom
- Plenty of Storage Space
- Low Service Charge
- Excellent Transport Links
- Scope for Side Extension

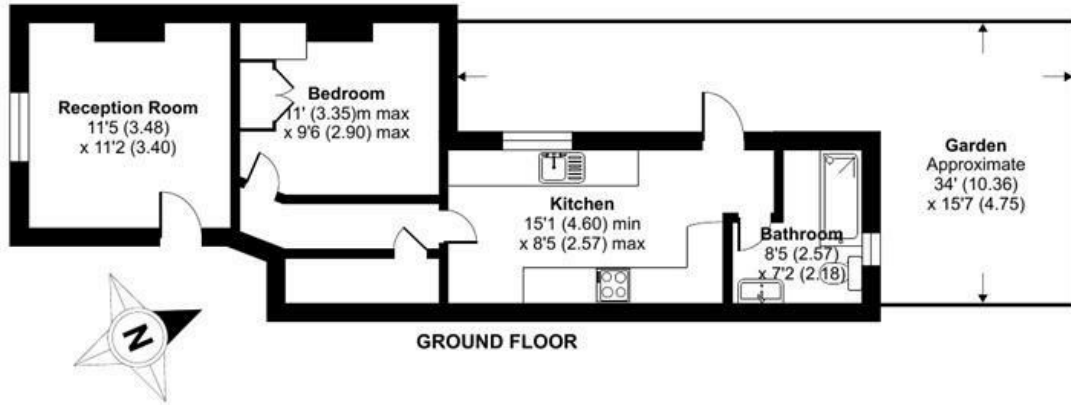
Alex & Matteo
ESTATE AGENTS

Guide price £425,000

Simms Road, London, SE1

Approximate Area = 492 sq ft / 45.7 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Alex & Matteo Estate Agents. REF: 1147892.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	