Galleywall Road, London, SE16 3PB

A modern three bedroom, three bathroom house located in Bermondsey, only a short walk away from a plethora of local amenities including independent boutiques, artisan shops and bakeries in ever popular Bermondsey. The property is just a short stroll from Bermondsey High Street, Maltby Street Market, Spa Terminus, the up and coming Biscuit Factory regeneration plan, and from both Bermondsey underground, Surrey Quays overground, and South Bermondsey mainline station.

The ground floor boasts a guest washroom, sleek kitchen, and an open-plan reception and dining room with access to a generous private garden. The first floor has two double bedrooms, one with built-in storage and en-suite, as well as a stylish family bathroom. The second floor features a spacious double bedroom with walk-in-wardrobe and a private balcony. The property also boasts extremely generous storage throughout. Very Energy Efficient with Solar Panels.

The surrounding area has many local amenities such as bars, bakeries, cafes, restaurants, local markets and the greenery of Southwark Park is just a short walk away.

EPC B - Solar Panels - Eco Frienfly Living

Council Tax Band - E

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

- Spacious and Modern Three Bedroom House
- Plenty of Storage
- Private Balcony and Garden
- Paved Driveway for One Car
- Naturally Bright
- Great Transport Links
- Eco Friendly with Solar Panels - Energy Efficient
- Short Stroll From Bermondsey High Street, Spa Terminus and Maltby Street markets
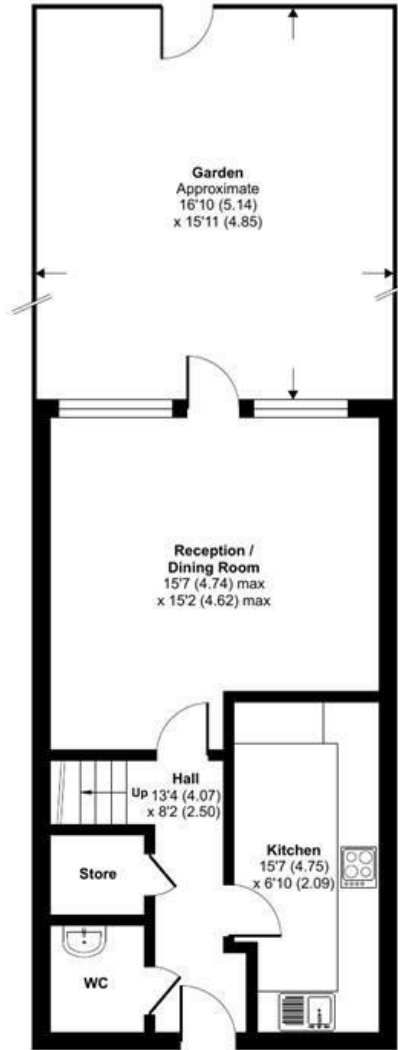- Moments from Biscuit Factory Regeneration Plan
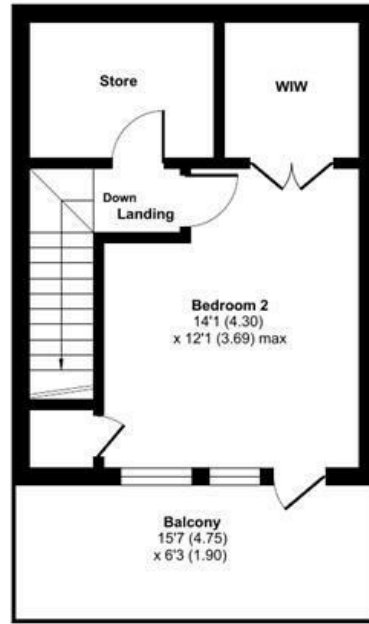
Alex& Matteo
ESTATE AGENTS

£875,000

Galleywall Road, London, SE16
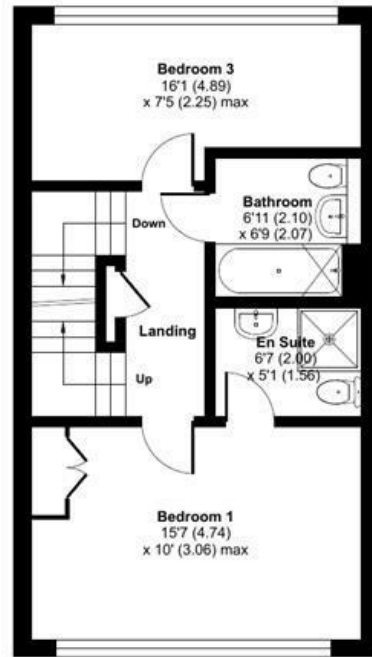
Approximate Area = 1228 sq ft / 114 sq m

For identification only - Not to scale

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SECOND FLOOR

Store

WIW

Down
Landing

Bedroom 2
14'1 (4.30)
x 12'1 (3.69) max

Balcony
15'7 (4.75)
x 6'3 (1.90)

GROUND FLOOR

Garden
Approximate
16'10 (5.14)
x 15'11 (4.85)

Reception /
Dining Room
15'7 (4.74) max
x 15'2 (4.62) max

Hall
Up 13'4 (4.07)
x 8'2 (2.50)

Store

Kitchen
15'7 (4.75)
x 6'10 (2.09)

WC

FIRST FLOOR

Bedroom 3
16'1 (4.89)
x 7'5 (2.25) max

Bathroom
6'11 (2.10)
x 6'9 (2.07)

Down

Landing

En Suite
6'7 (2.00)
x 5'1 (1.56)

Up

Bedroom 1
15'7 (4.74)
x 10' (3.06) max

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	89
(69-80) C		
(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