



## Goodwin Close, London, SE16 3TR

A newly refurbished three bedroom, two bathroom freehold, three story house located only a short walk away from Bermondsey underground station.

The ground floor boasts a spacious open-plan kitchen featuring bespoke Iroko wood worktop, reception and dining room with access to a generous garden ideal for al-fresco-dining. The first floor has two bedrooms, one with built in storage, a modern family bathroom. The second floor features a master bedroom with air condition system, juliet balcony, and bespoke en-suite bathroom and eaves storage.

The surrounding area features local markets such as Maltby Street Market and Spa Terminus, independent bars, cafes, breweries, supermarkets, and sport centre. Up and coming Bermondsey Biscuit Factory Regeneration Plan is just round the corner. The house is also a walk away from Tower Bridge, Bermondsey Street, London Bridge and has the number one bus only a short walk away.

Council Tax Band - C

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.

- Newly Refurbished 3-Storey House
- Exclusive substantial Free Car Park for the Close
- Tranquil Cul-De-Sac
- High specification throughout
- Open Plan Living
- Spacious Private South West Facing Garden
- Excellent Transport Links
- New Electrics and Fire Doors Throughout
- Walking Distance to Tower Bridge, Borough Market
- Moments From a Plethora of Local Cafes, Markets and Grocery Stores

**Alex & Matteo**  
ESTATE AGENTS

**Offers in excess of £800,000**

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Approximate Area = 860 sq ft / 79.8 sq m

Limited Use Area(s) = 106 sq ft / 9.8 sq m

Total = 966 sq ft / 89.6 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Alex & Matteo Estate Agents. REF: 1201598

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>	75	
(69-80) <b>C</b>		
(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		