



Simms Road, SE15QJ

A generous three bedroom end of terrace house, split over three levels, located in a very quiet and picturesque setting in the heart of ever so popular Bermondsey. The ground floor boasts a spacious kitchen with plenty of storage and space to dine, a generous reception and dining room with conservatory and a large garden with shed storage. The lower ground floor boasts a second reception room. The first floor features three double bedrooms, two with built in storage and one with en-suite, and a well-kept family bathroom.

A short walk away from a plethora of local amenities such as pubs, grocery shops, independent cafes, breweries, popular Maltby Street and Spa Terminus markets, along with the greenery of Southwark Park. A short stroll away is the up-and-coming Bermondsey Biscuit Factory Regeneration Plan.

Council Tax Band - 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.

£825,000

- Chain Free
- Generous End Of Terrace House
- Two Reception Rooms
- Excellent Location
- Good Transport Links
- Tranquil Residential Setting in the Heart of Bermondsey
- Short Stroll from A Plethora of Local Amenities
- Scope for Extension
- Residents Car Parking Permit Available

Alex & Matteo
ESTATE AGENTS

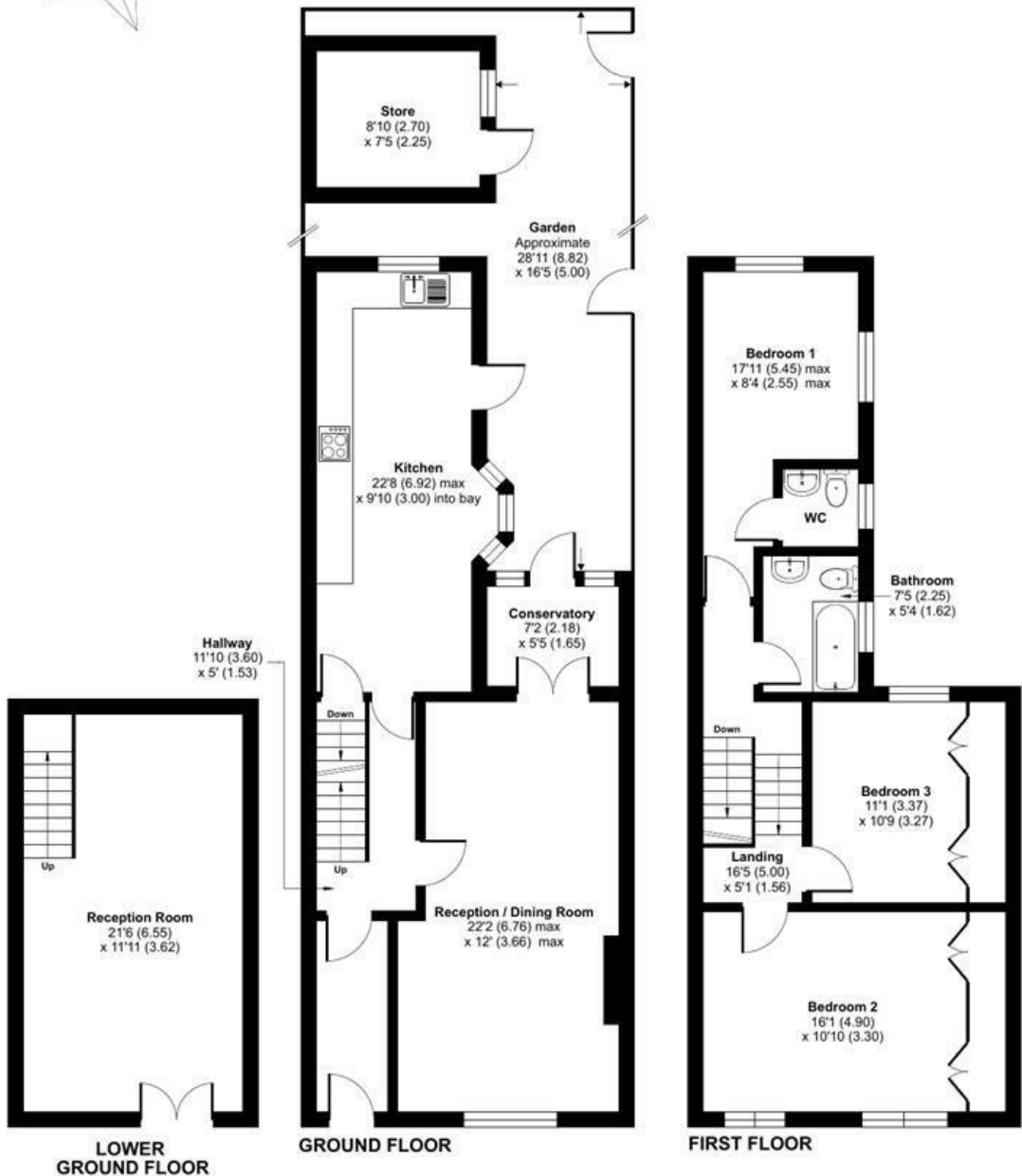
Simms Road, London, SE1

Approximate Area = 1426 sq ft / 132.4 sq m

Outbuilding = 65 sq ft / 6 sq m

Total = 1491 sq ft / 138.4 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: 1209396

| Energy Efficiency Rating | | |
|---------------------------------------------|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 79 |
| (69-80) C | | |
| (55-68) D | 52 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |