



## Esmeralda Road, SE1 5RJ

A spacious three bedroom house located in a quiet residential setting the heart of ever so popular Bermondsey.

The ground floor features a generous reception room with access to a private garden, a modern kitchen and dining room and guest washroom. The first floor has two double bedrooms, a third bedroom currently being used as a nursery, and a well-kept family bathroom. Additional storage can be found in both hallways.

The greenery of Southwark Park and Spa Gardens is just moments away.

Located a short stroll from a plethora of local independent boutiques, artisan shops, bakeries and gyms; as well as the upcoming regeneration plan in the former Bermondsey Biscuit Factory and the Canada Water Masterplan. This home is ideal for those looking for a private, residential place to retreat without sacrificing location and easy access to some of the best aspects of city life.

Council Tax Band - D

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.

- Generous Three Bedroom House
- Two Private Patio Gardens
- Moments from Plethora Of Local Amenities and Local Markets
- Tranquil Residential Setting
- Good Transport Links
- Walking Distance From Southwark Park and Spa Gardens
- Moments from Biscuit Factory Regeneration Plan
- On Street Parking Permit

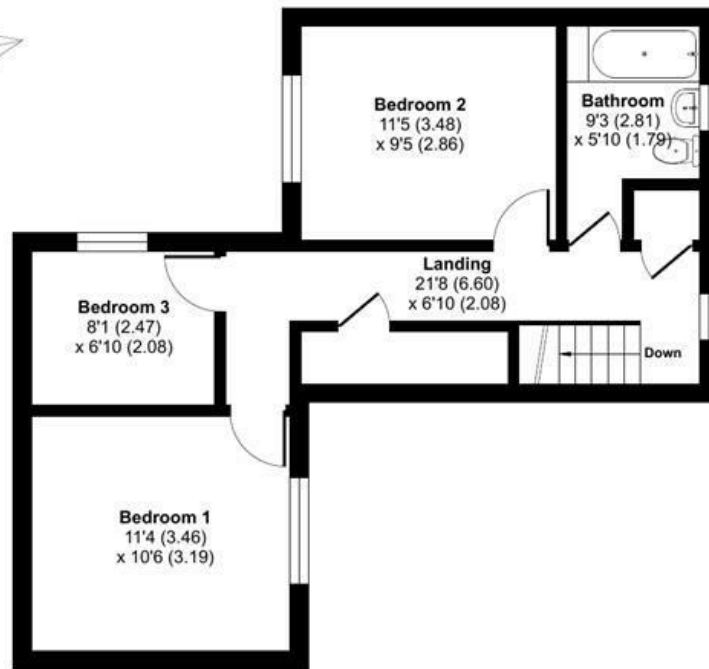
**Alex & Matteo**  
ESTATE AGENTS

**£700,000**

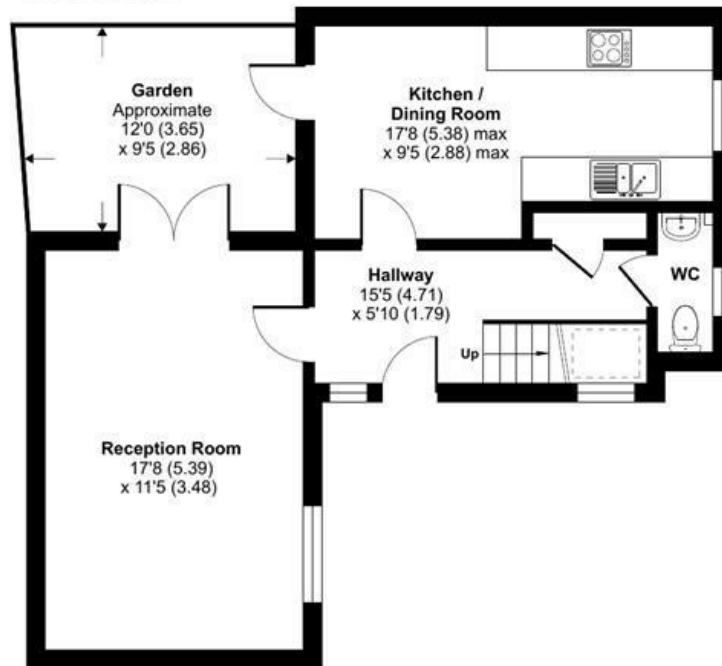
# Esmeralda Road, London, SE1

Approximate Area = 864 sq ft / 80.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Alex & Matteo Estate Agents. REF: 1284194

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>83</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>66</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 |