



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

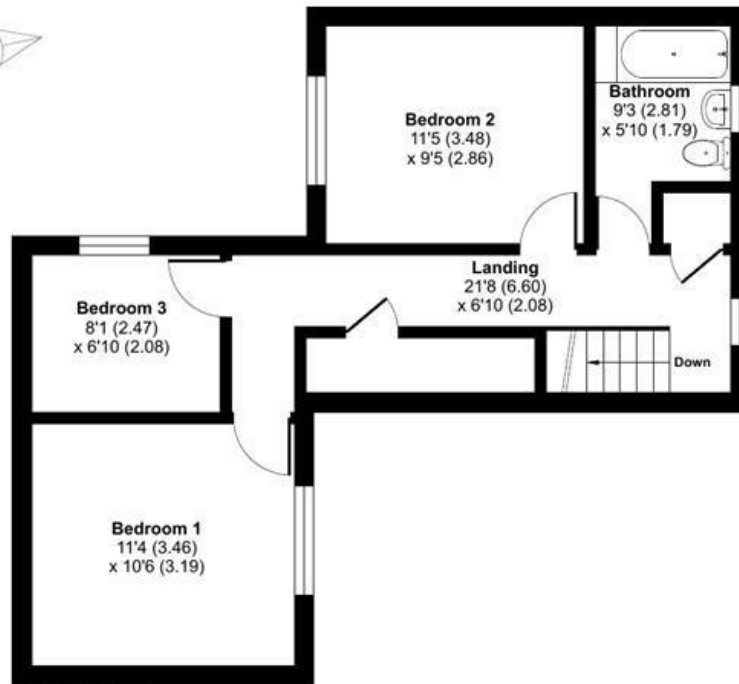
Alex & Matteo
ESTATE AGENTS

Offers in excess of £700,000

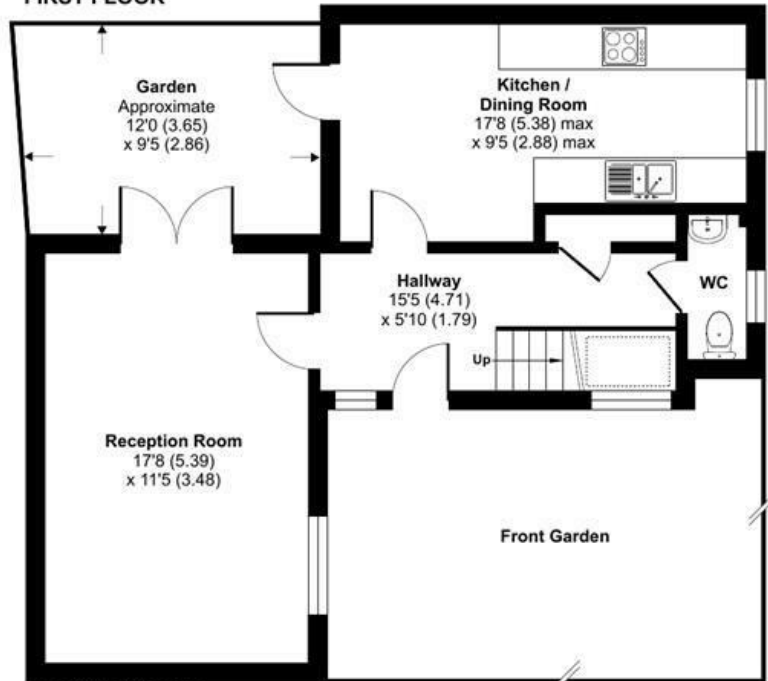
Esmeralda Road, London, SE1

Approximate Area = 976 sq ft / 90.6 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). © nitchecom 2025. Produced for Alex & Matteo Estate Agents. REF: 1284194

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	66	
(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 