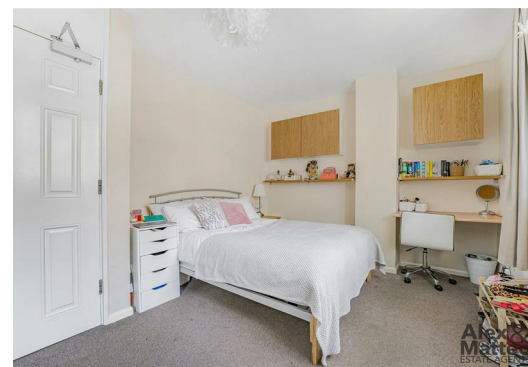




## Balaclava Road, London, SE1 5PR

\*\*\*Fibre Broadband Included in Rent\*\*\*

\*\*\*HMO APPROVED\*\*\*

A spacious three bedroom maisonette located in a small and tranquil residential setting in the heart of the ever-so-popular Bermondsey. The ground floor features a large kitchen with plenty of room to dine, and a generous double bedroom with access to a private balcony. The first floor boasts two more double bedrooms, one with built-in storage, and a well-kept family bathroom. Additional storage can be found in the ground floor hallway.

The greenery of Southwark Park, Burgess 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. Bermondsey Street and its award winning restaurants is within easy reach.

- Private Balcony
- Good Transport Links
- Fibre Broadband Included in Rent
- Naturally Bright
- Front and Back Communal Gardens
- Excellent Location
- Moments from Award Winning Markets
- Close to Local Amenities

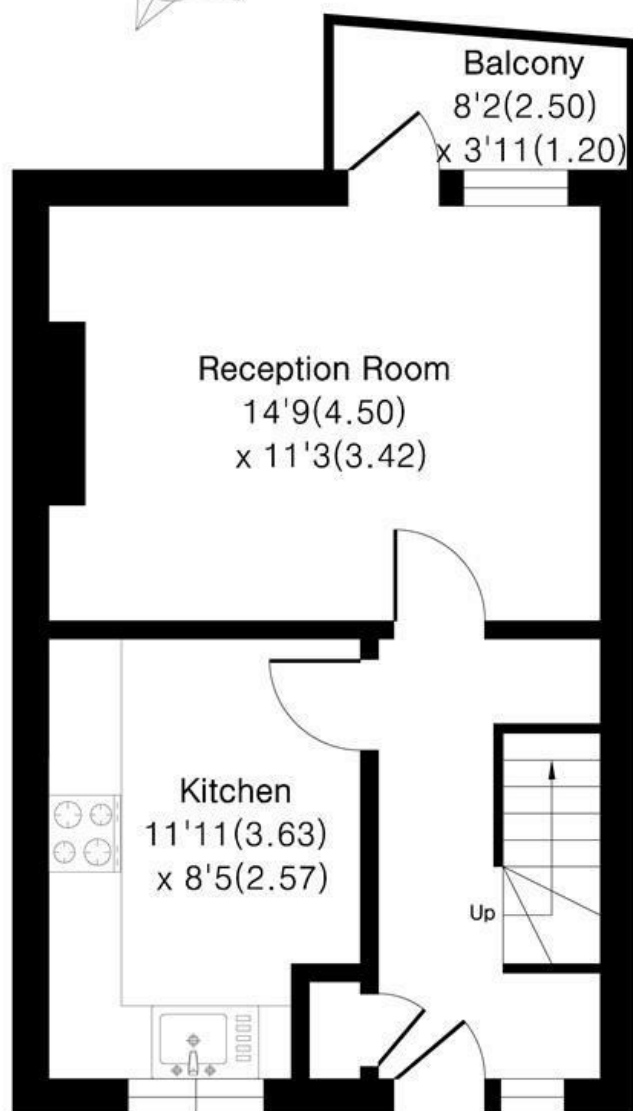
**£2,800 Per month**

**Alex & Matteo**  
ESTATE AGENTS

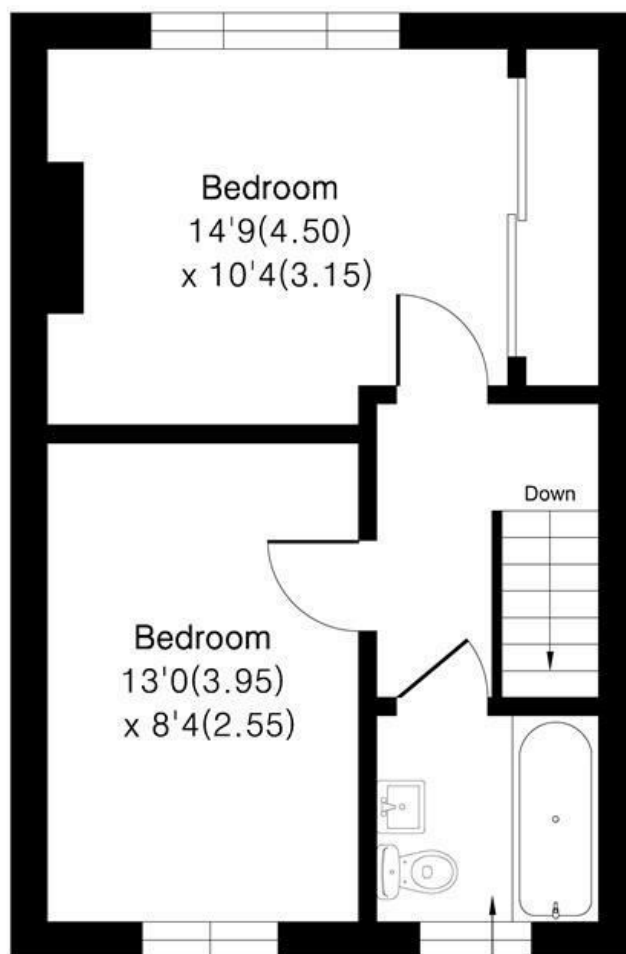


# Cragie House SE1

Approximate Area = 705 sq ft / 65.5 sq m



Ground Floor



First Floor



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential).  
Produced for Alex & Matteo Estate Agents.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (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                     |         |           |