



Alex & Matteo
ESTATE AGENTS



Hannah Mary Way, Bermondsey, SE1 5QG

Guide price £700,000 to £725,000

A spacious three bedroom house located in a tranquil residential setting in ever so popular Bermondsey. The ground floor of the house features a modern separate kitchen with plenty of storage and space to dine, a generous reception, a guest washroom, and a beautifully maintained private garden ideal for al-fresco-dining, with an openable gate that provides car access, allowing space to easily park two vehicles. The first floor boasts three bedrooms and a stylish family bathroom. Additional storage can be found in the landing and in the generous loft.

The property is 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

Estate Charge: Approx £200 per year

Council tax, property size 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.

- Spacious Three Bedroom Freehold House
- Large and Beautifully Maintained Private Garden
- Modern Kitchen
- Stylish Bathroom plus Additional Downstairs Washroom
- Excellent Transport Links
- Moments from Plethora Of Local Amenities and Local Markets
- Tranquil Residential Setting
- On Street Parking Permit
- Landscaped Private Garden with Car Access
- Potential for Loft Extension

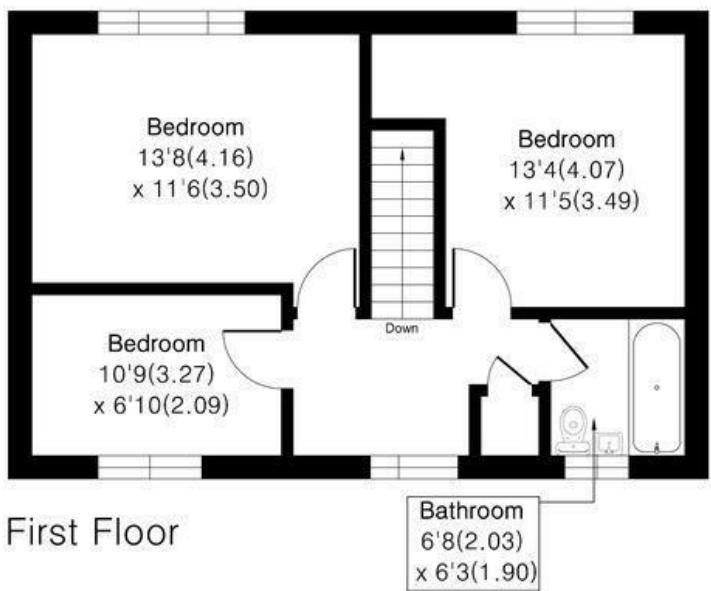
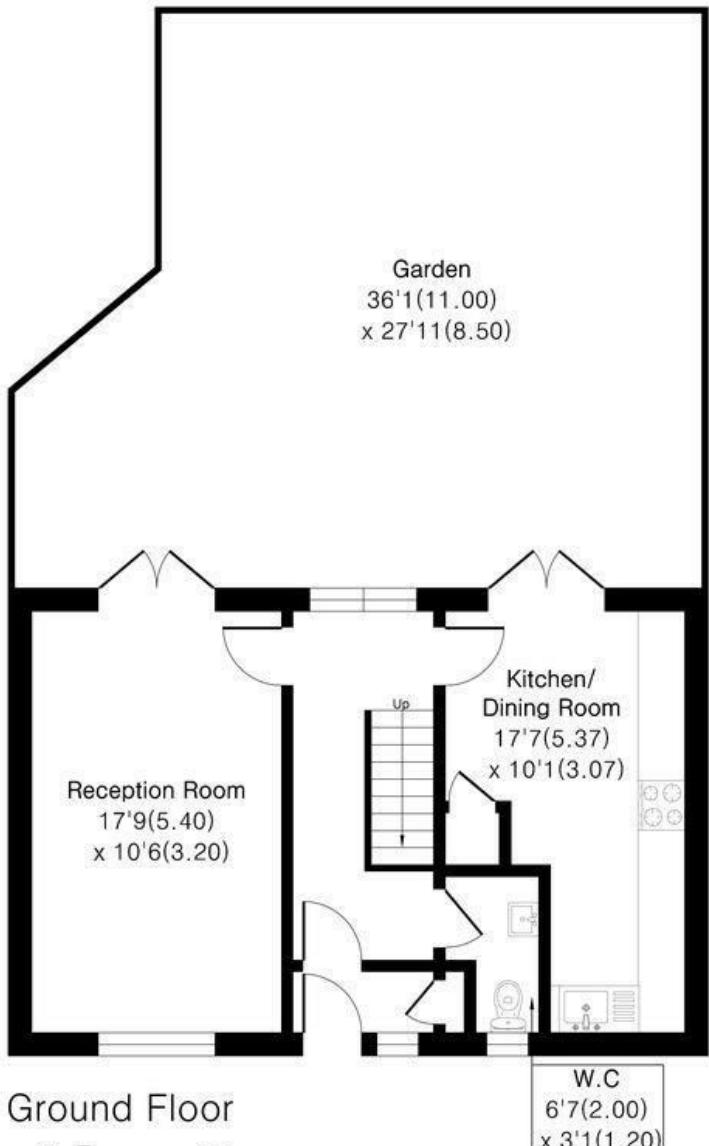
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Approximate Area = 973 sq ft / 90.3 sq m

For identification only - Not To Scale



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

