



John Mckenna Walk, London, SE16 4SW

A unique three bedroom house located in a tranquil residential setting a short walk away from Bermondsey underground station, the greenery of Southwark Park, as well as the River Thames.

Spread over two floors and with potential for a loft conversion, this property boasts a generous kitchen / dining room with plenty of storage, a spacious reception room with access to the private garden, and a guest washroom. The first floor boasts three naturally bright bedrooms and the family bathroom. Additional storage can be found in the hallway. The property is complimented by an additional front garden.

This house is moments from plenty of local amenities such as grocery shops, cafes, restaurants, bars and iconic local markets.

Additional benefits include unallocated residents car parking.

Service charge including Heating and Hot Water: £1964.49 annual fee

Council Tax Band - D

Please note two of the three bedrooms have been virtually staged.

£700,000

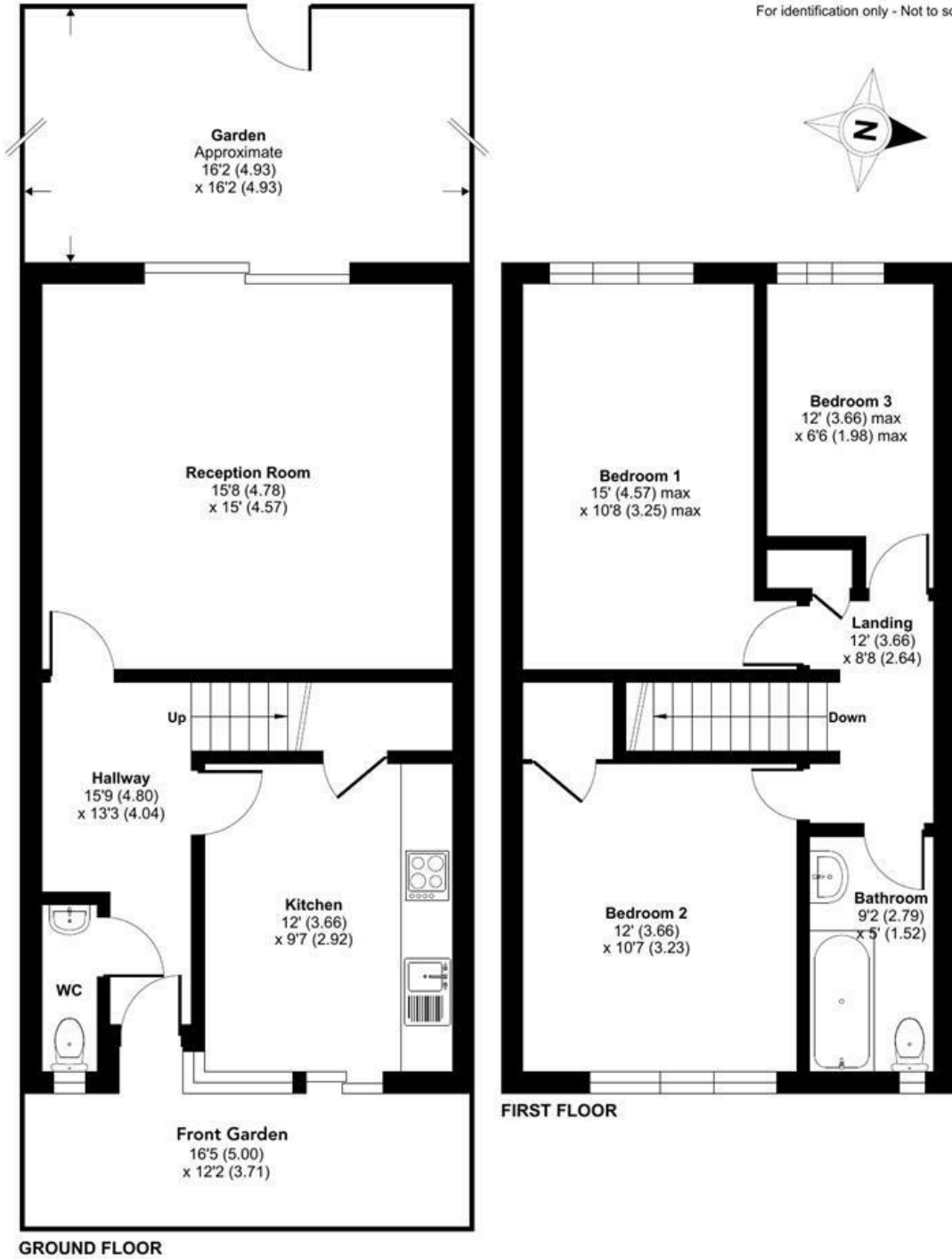
- Three Bedroom House
- Two Gardens
- Excellent Transport Links
- Naturally Bright
- Family Bathroom Plus Guest Restroom
- Resident's Parking
- Potential for Loft Extension
- Moments from Bermondsey Station
- Plethora of Local Amenities

Alex & Matteo
ESTATE AGENTS

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Approximate Area = 982 sq ft / 91.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Alex & Matteo Estate Agents. REF: 1158122.

| Energy Efficiency Rating | |
|---|-----------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 87 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| Current | 68 |
| England & Wales EU Directive 2002/91/EC | |