



Mariana  
Real Estate

13 Pullman Building  
Bermondsey, SE16 3QT  
£2,500 Per Month

Located only a short stroll away from Bermondsey Spa Gardens, a modern and fully furnished two-bedroom/one-bathroom apartment situated in The Pullman Building development on Spa Road.

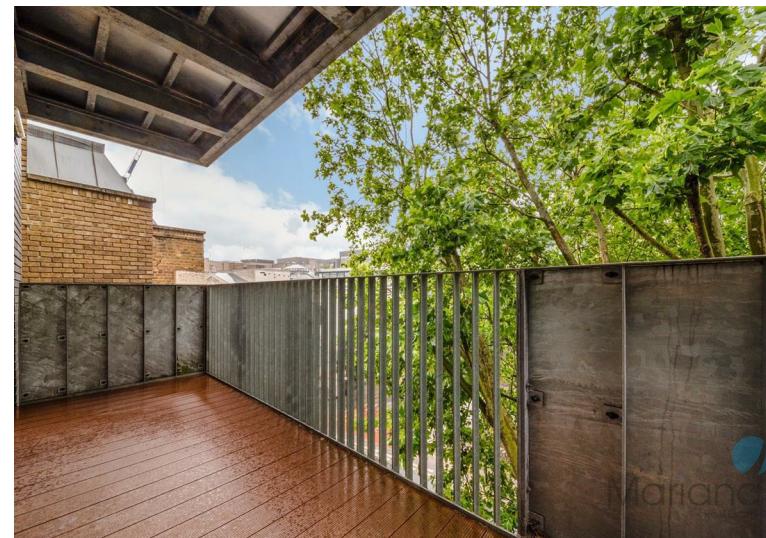
Positioned on the 3rd floor this small and private development, the apartment offers 776 square foot of living space and has far reaching views.

The spacious living space with open plan kitchen and floor to ceiling windows is ideal for entertaining, and has wonderful views from the private balcony. The well-proportioned Master bedroom benefits from full length fitted wardrobe with integrated sliding doors, whilst the guest double bedroom offers very comfortable guest accommodation, also ideal for those who wish to share. The bathroom has both bath and shower facilities. The property has gas central heating throughout, and wonderful storage space.

Ideally located within less than 10 minutes' walk to Bermondsey Station (Jubilee Line), this location is very sought after by working professionals looking for an easy commute to Canary Wharf (5 mins) or London Bridge Station (2 mins). Spa Road also offers a number of local grocery stores such as Sainsbury's Local and The Co-Operative super market. Local shops, gastro pubs, and cafes are also ready available and within walking distance. Residents can also enjoy the local Farmers markets including Borough Market and Maltby Street Market on the weekends.

The development is within a close proximity to some of London's favorite tourist attractions such as The Tower of London, Tower Bridge, The Shard, and City Hall.

Southwark Council, Band E





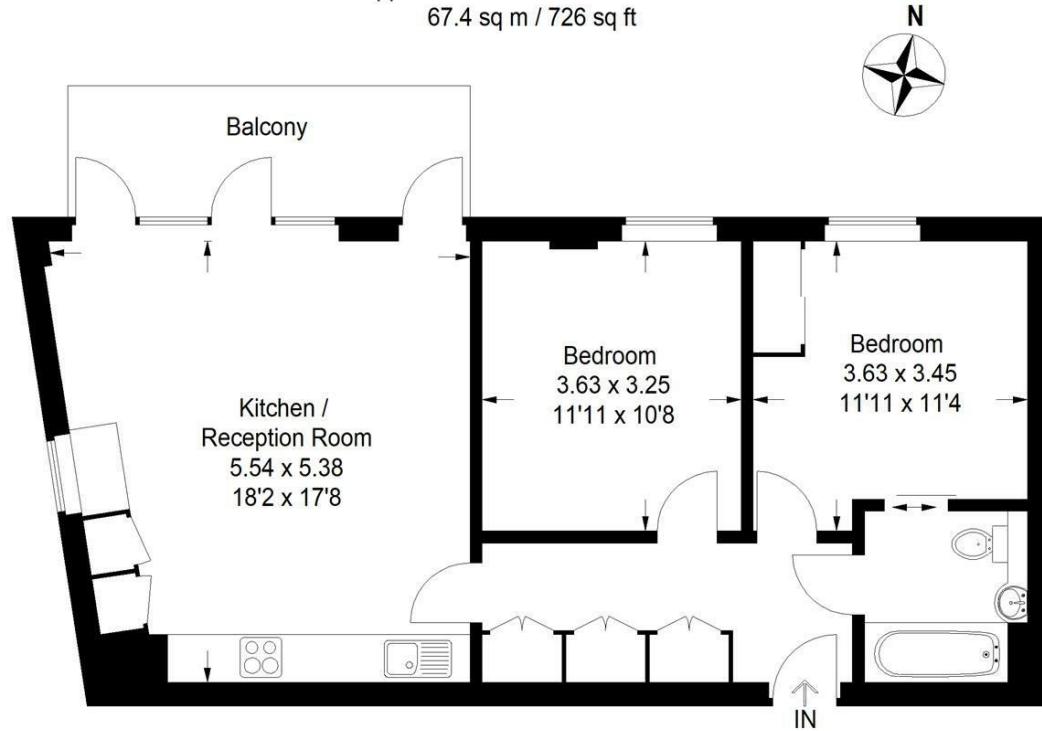




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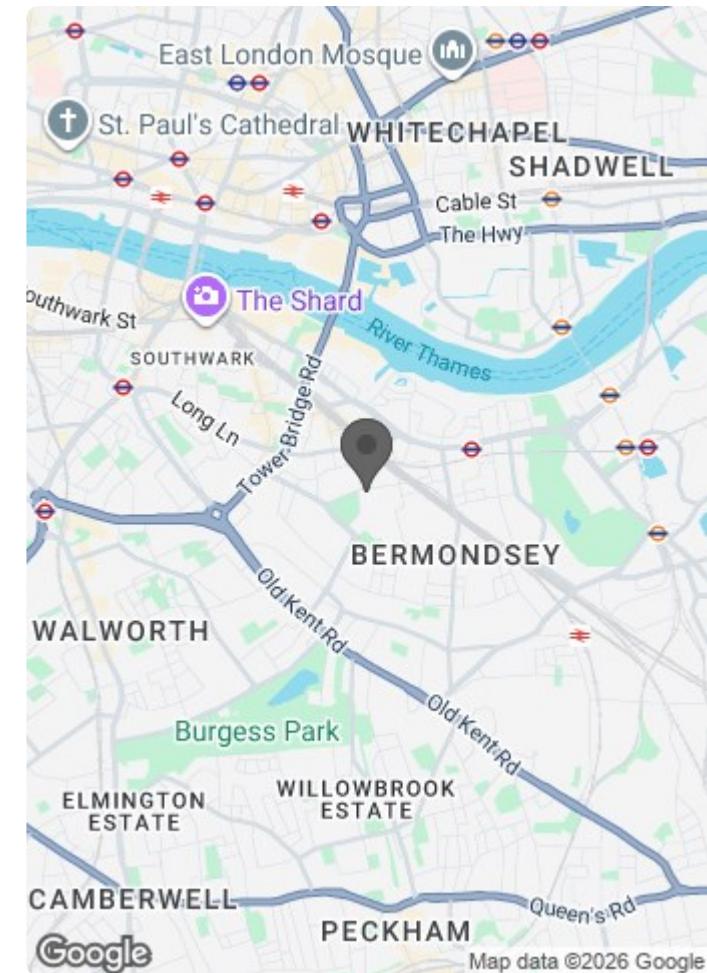
# Pullman Building, SE16

Approximate Gross Internal Area  
67.4 sq m / 726 sq ft



## Third Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		