

## Tranton Road, London, SE16 4SB

\*\*\*Heating and Hot Water Included\*\*\*

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

A beautifully presented and recently renovated three double bedroom house in the heart of vibrant Bermondsey.

The property boasts a generous living room with conservatory leading into the private south facing garden; a modern kitchen with all mod cons, and a guest lavatory downstairs.

On the first floor are two double bedroom with plenty of storage space, and the family bathroom. On the top floor is the double bedroom ensuite. Located a short stroll from Southwark Park, the River Thames, a plethora of local amenities, as well as the upcoming Grosvenor regeneration plan in the former Biscuit Factory, the property is ideal for professional sharers and families looking for a private place to retreat without sacrificing location and easy access to some of the best aspects of city life.

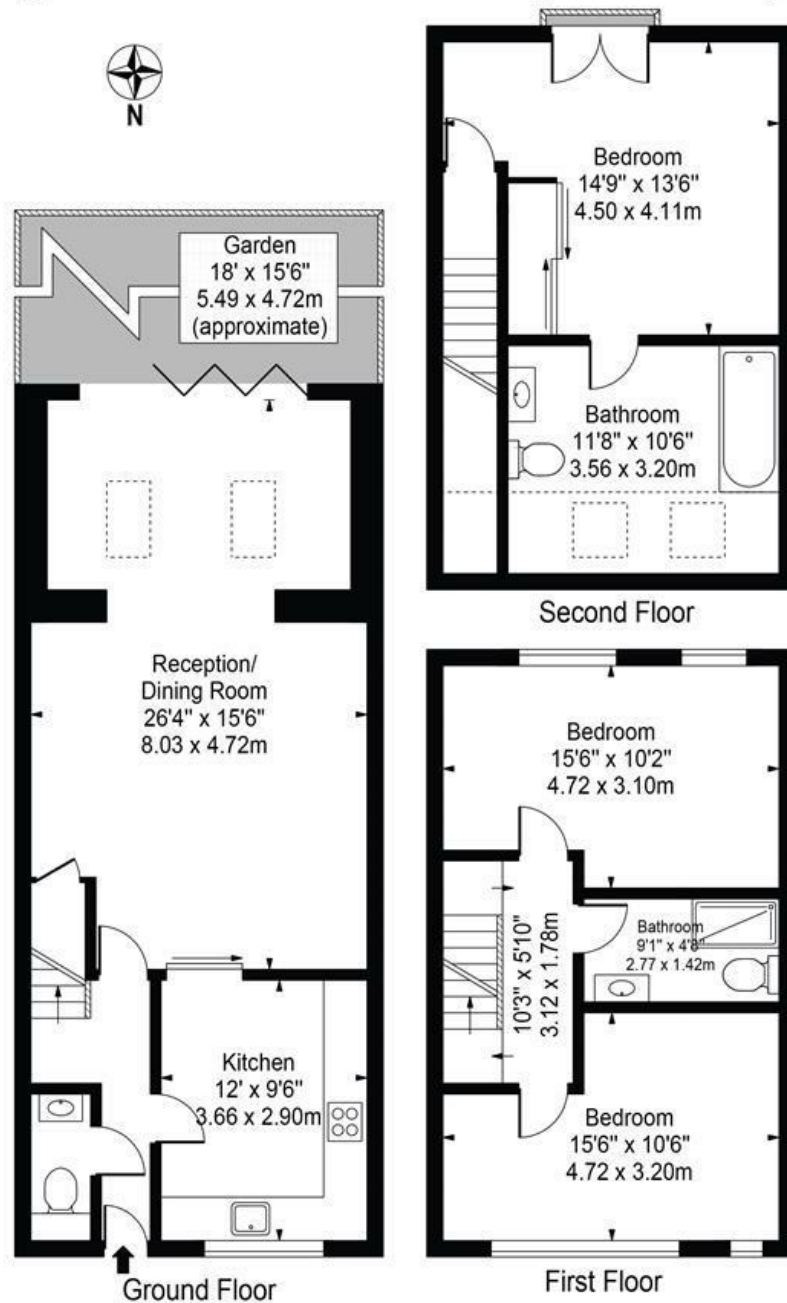
- Three Double Bedrooms
- Two Bathrooms plus Guest Lavatory
- South Facing Garden
- Moments from Bermondsey Underground Station
- Plethora of Local Amenities Nearby
- Recently Renovated
- Heating and Hot Water Included
- Private Parking
- Short Walk to Southwark Park

**Alex & Matteo**  
ESTATE AGENTS

**£3,600 Per month**

# Tranton Road

Approx. Gross Internal Area 1375 Sq Ft - 127.74 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	83
England & Wales		
EU Directive 2002/91/EC		