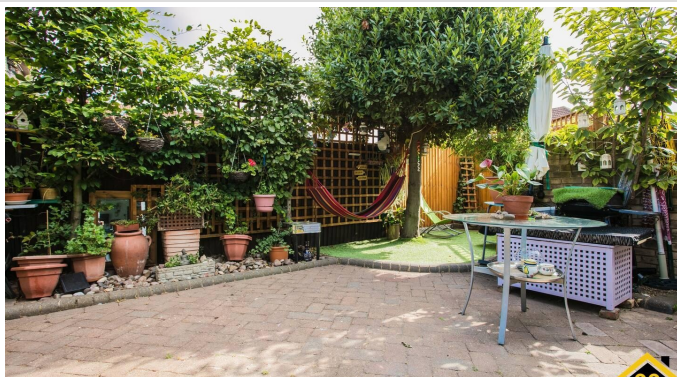


4 Bed Semi-Detached In Simms Road , London, SE1 5LP

£795,000





SHORT DESCRIPTION

Property Ref: 14733 Look no further ! This is the house for you ... conveniently located in SE1 Bermondsey and a stones throw from every shop you could need. The property is within short walking distance to the Tube Station and multiple bus lines you don't need a car but if you have a car this house comes with its own private off street parking so no searching the streets aimlessly for a spot to park ! The main feature of this house is the large open space diner / lounge with its celestial lantern glass ceiling flooding the space with loads of light. Large sliding glass doors open up to a completely private green space with landscaped trees and a relaxation corner. There's even a shed if you fancy some gardening. Downstairs there is also a bathroom with a hidden laundry closet (washer/ dryer) as well as a very large double bedroom. Upstairs there are two further double bedrooms, both with built-in closets and one with views of the Shard , which is lovely when all lit up at night. Furthermore, there is an additional bathroom as well as a single room which can be used also as an office or nursery. The house has been updated to be HMO compliant and there is an option to retain the furnishings as is and to use as a rental property. Property Type: Semi-detached Full selling price: £815000.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: D EPC rating: C Measurement: 979.51 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden Parking: Allocated, Private Heating Type: Gas Central Heating Chain Sale or Chain Free: Chain Free Possession of the property: vacant.. -----

4

Bed Room(s)

2

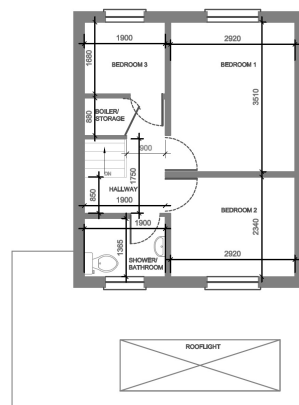
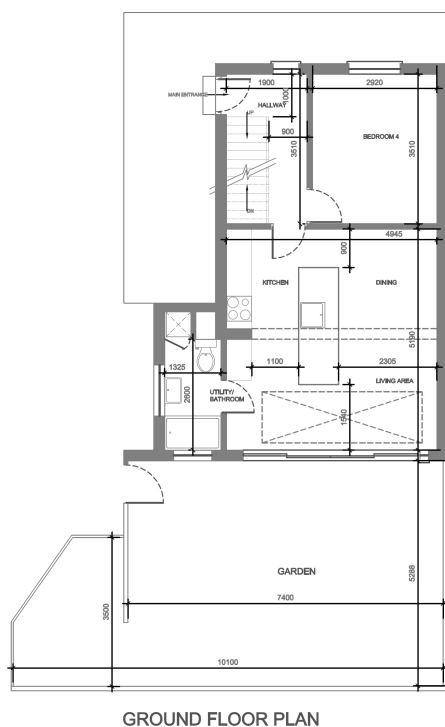
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Title
EXISTING FLOOR
167 SIMMS ROAD

Date
11.02.2021

Scale
1:100@A4 dimensi

Issue status
FOR INFORM

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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