



## 14 Benwick Close, London, SE16 2HE

Located in an enviable position literally a few step from Southwark Park is this spacious four bedroom terraced house. On the ground floor there is one single bedroom, cloakroom with wash hand basin, kitchen/ diner giving access to a private garden . On the first floor there are one double bedroom, spacious lounge, on the top floor there are two double bedroom and a family bathroom.

The property benefits from front a front garden, Southwark Park is moment away. Bermondsey Jubilee line station is just moments away.

Living in Benwick Close you will have the opportunity to wander through Southwark Park enjoying all scenery views this stunning area as to offer.

**£650,000 Freehold**

## Hallway

via glass paneled hardwood door, gas radiator, storage cupboard, laminated flooring, stair to upper floor.

## Bedroom 4

11'4 x 5'1 (3.45m x 1.55m)  
window to front, gas radiator, fitted carpet.

## Cloak room

window to front, low level W/C, vanity enclosed wash hand basin, tiled flooring.

## Kitchen/Diner

14'0 x 11'0 (4.27m x 3.35m)  
window to rear, sliding patio door to garden, inset single drainer 1.1/2 bowl sink unit with mixer tap, plumbing for washing machine, electric hobs, larder type oven, integrated fridge/freezer, a range of wall and base, tiled flooring.

## First floor landing

Storage cupboard, fitted carpet

## Lounge

13'9 x 11'10 (4.19m x 3.61m)  
Window to rear, gas radiator, gas radiator, fitted carpet.,

## Bedroom one

11'0 x 11'9 (3.35m x 3.58m)  
window to front, gas radiator, fitted carpet

## Bedroom Two

11'9 x 11'0 (3.58m x 3.35m)  
Window to front, fitted wardrobe to one wall, gas radiator fitted carpet.

## Bedroom three

13'04 x 6'0 (4.06m x 1.83m)  
Double glazed windows to rear, gas radiator, fitted carpet

## Bathroom

window to rear, vanity wash hand basin, low level W/C, gas radiator, paneled bath, vinyl flooring.



Total area: approx. 100.3 sq. metres (1080.0 sq. feet)

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			
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