



## Wolfe Crescent, London, SE16 6SF

A generous five bedroom house in a quiet cul-de-sac, moments from Canada Water Station and the greenery of Stave Hill ecological park. On the ground floor are a double bedroom with plenty of storage space, a spacious garden ideal for al fresco dining and entertaining, the garage, and a modern shower room. On the first floor are the kitchen boasting quality quartz worktops as well as plenty of space to dine, and the naturally bright living room. Two double bedrooms (one of which ensuite), the additional guest room / study, and the stylish family bathrooms are on the second floor.

The master bedroom is located on the top floor and it boasts plenty of storage space. Situated moments from award-winning Stave Hill ecological park as well as the upcoming Canada Water Masterplan, the apartment is ideal for those wanting to escape the hustle and bustle of the city without giving up the privilege to live in the heart of London.

Freehold

Council Tax Band: F

**£1,000,000**

- Alex & Matteo Estate Agents
- Gold Award Winning Local Agent
- Four Bathrooms
- Plenty Of Storage Space
- Moments from Canada Water Station
- Short Stroll from Stave Hill Ecological Park
- Quiet Cul-De-Sac

**Alex & Matteo**  
ESTATE AGENTS





GROSS INTERNAL AREA (GIA)  
The footprint of the property  
151.66 sqm / 1632.45 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
138.89 sqm / 1495.00 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.8m  
5.10 sqm / 54.90 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 145.65 sqm / 1567.76 sqft  
IPMS 3C RESIDENTIAL 140.41 sqm / 1511.36 sqft

SPEC ID: 62696de2bd2fd10dc03840b1

