



## Leydon Close, London, SE16 5PF

A generous four bedroom, three bathroom house, split over three floors with a private garden, located in a tranquil residential location in Canada Water. The ground floor has a bedroom with en-suite bathroom, access to the low maintenance paved garden and garage. The first floor boasts a generous reception with balcony access and a large kitchen with plenty of space to dine. The second floor boasts three bedrooms, one of which currently used as a home office, and two stylish bathrooms. Additional storage can be found in the ground floor and second floor hallways. Additional benefits include a very spacious loft with scope for extension. The Property is located moments from the greenery of Stave Hill Ecological Park and the River Thames. Up and Coming Canada Water Masterplan and a plethora of local amenities are a stroll away as well as Canada Water and Rotherhithe Stations.

Council Tax Band - F

Council tax and, where applicable, lease information, service charges and ground rent, sizes, are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- Very Generous House - Chain Free
- Private Low Maintenance Paved Garden
- Possibility for Garage Conversion and Loft Extension
- Great Transport Links
- Plenty of Storage
- Tranquil Residential Location
- Private Balcony
- Moments From Canada Water Masterplan
- Scope For Extension

**Alex & Matteo**  
ESTATE AGENTS

**£900,000**

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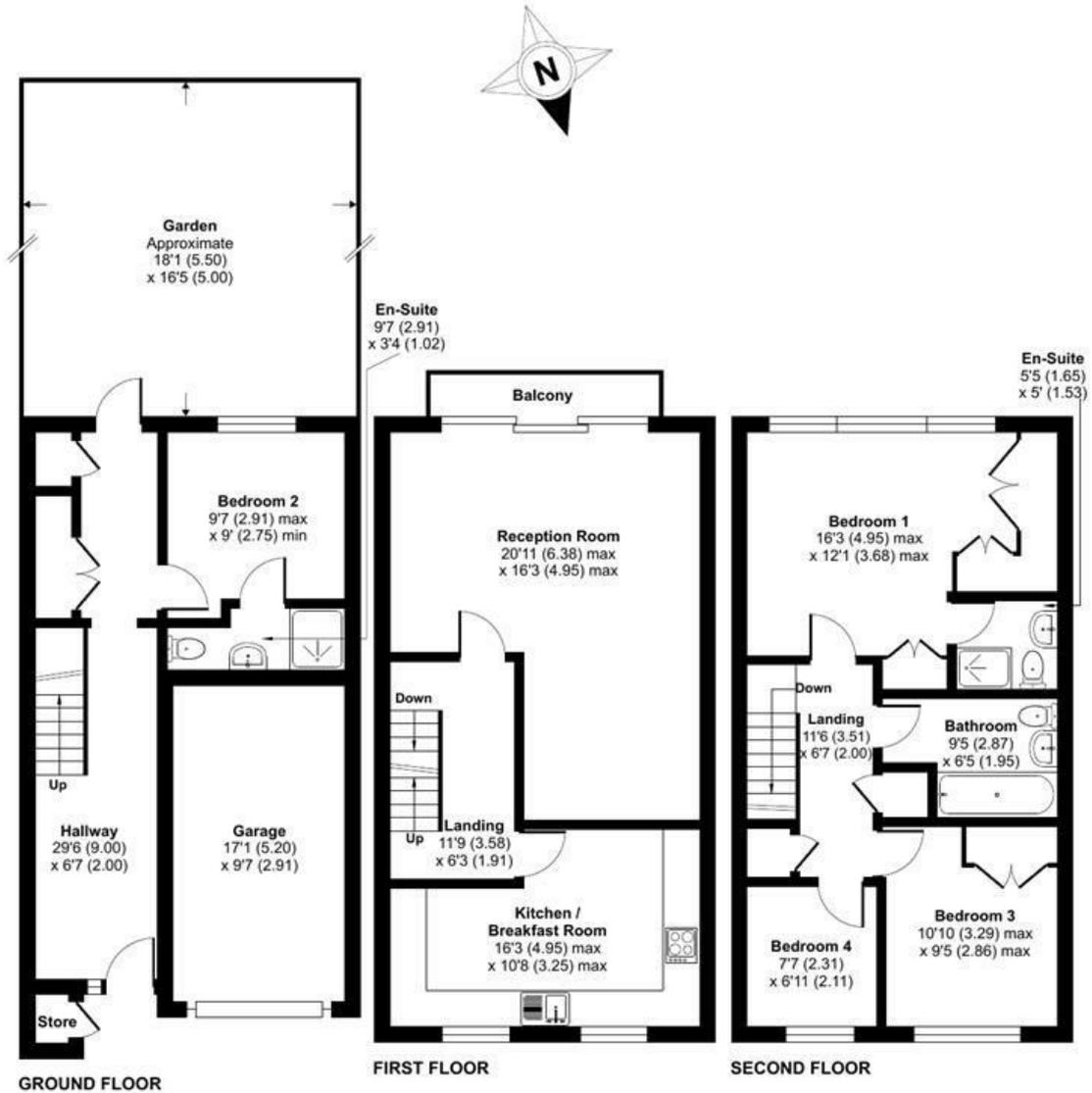
Approximate Area = 1389 sq ft / 129 sq m

Garage = 157 sq ft / 14.6 sq m

Outbuilding = 5 sq ft / 0.5 sq m

Total = 1551 sq ft / 144.1 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Alex & Matteo Estate Agents. REF: 1207905

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>85</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | <b>76</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 |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |