Elephant Lane, Rotherhithe Village, SE16 4JD

Located in what it is probably the most sought after location in SE16, overlooking the greenery of King's Stairs Gardens, next to the River Thames, is this incredible house with potential for extension.
The ground floor boasts a double bedroom leading into the west facing garden access, secondary bedroom, and the family bathroom.
Upstairs is the naturally bright and generous reception room leading into a unique balcony overlooking the park, and a well-kept kitchen complimented by a secondary private balcony. Additional storage can be found in the ground floor and first floor hallway. There is also excellent potential for a rear extension, which will also allow for a larger terrace upstairs, in addition to a loft conversion, significantly enhancing the living space and making the house an exceptionally attractive long term proposition.
The immediate surrounding area boasts many local amenities such as independent cafes, iconic pubs, and other hidden gems such as the Brunel Museum, the historic Mayflower Pub and Sands Film Studios.
The River Thames and its spectacular views are just steps away, the greenery of Southwark Park is within walking distance, Rotherhithe Overground and Bermondsey and Canada Water stations are moments away.
The property also benefits from being within walking distance of the Canada Water Masterplan, a major regeneration project introducing new restaurants, leisure facilities and high-quality public spaces.

Council Tax Band - E

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

- Chain Free
- Sought After Rotherhithe Village
- Terrace Overlooking King's Stairs Garden
- Private Allocated Car Parking Space
- Potential for Rear and Loft Conversion
- Private Garden, Balcony and Terrace
- Naturally Bright
- Within Walking Distance of Canada Water Masterplan
- Steps From River Thames
- Moments from Overground and Jubilee Underground Stations

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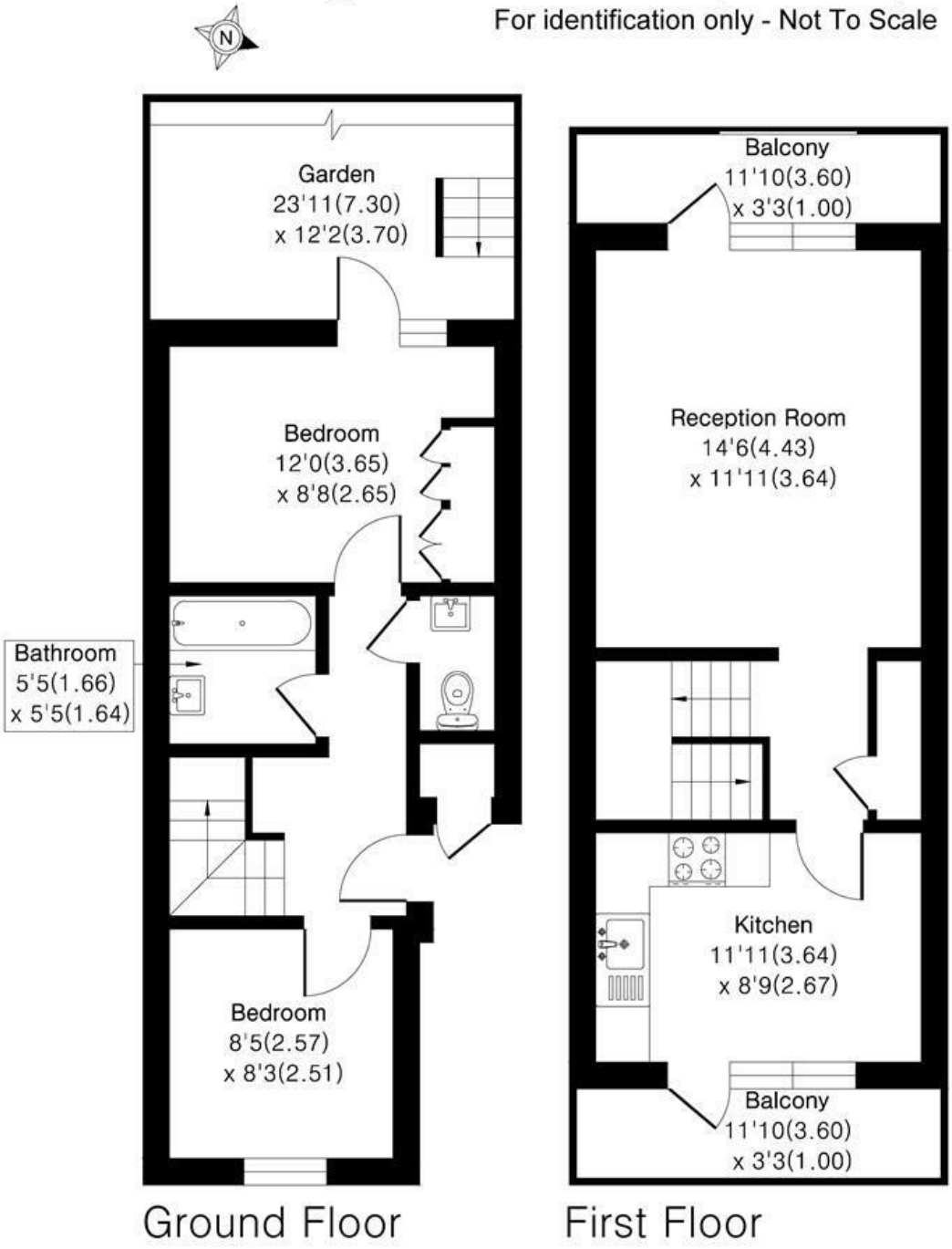
Asking price £775,000

Elephant Lane SE16

Approximate Area = 667 sq ft / 62.0 sq m

For identification only - Not To Scale



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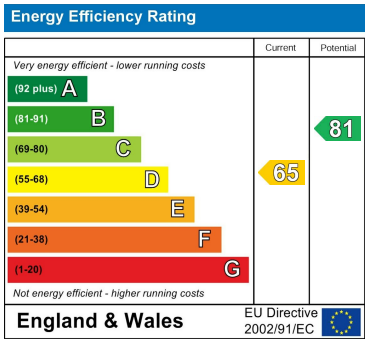
Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standerds (IPMS2 Residentional).
Produced for Alex & Matteo Estate Agents.

PERSPECTIVA CREATIVE



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