



Ann Moss Way, London, SE16 2TJ

A spacious two bedroom house in Canada Water, only a short walk from Southwark Park and Canada Water Station. The ground floor of the property boasts a large reception room with space to dine and access to a generous garden, a well-kept kitchen with plenty of storage, and a guest washroom. The first floor features two double bedrooms, and a tidy family bathroom. Additional storage can be found in the hallway. The surrounding area has plenty of local amenities such as a leisure centre, supermarket, shopping centre and local cafes. The house has good bus links as well as being a walk from Surrey Quays overground.

Council Tax Band - D

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.

- Spacious Two Bedroom House
- Large Private Garden
- Plenty of Storage
- Excellent Location
- Close to Local Amenities
- Great Transport Links

Alex & Matteo
ESTATE AGENTS

Offers in excess of £700,000

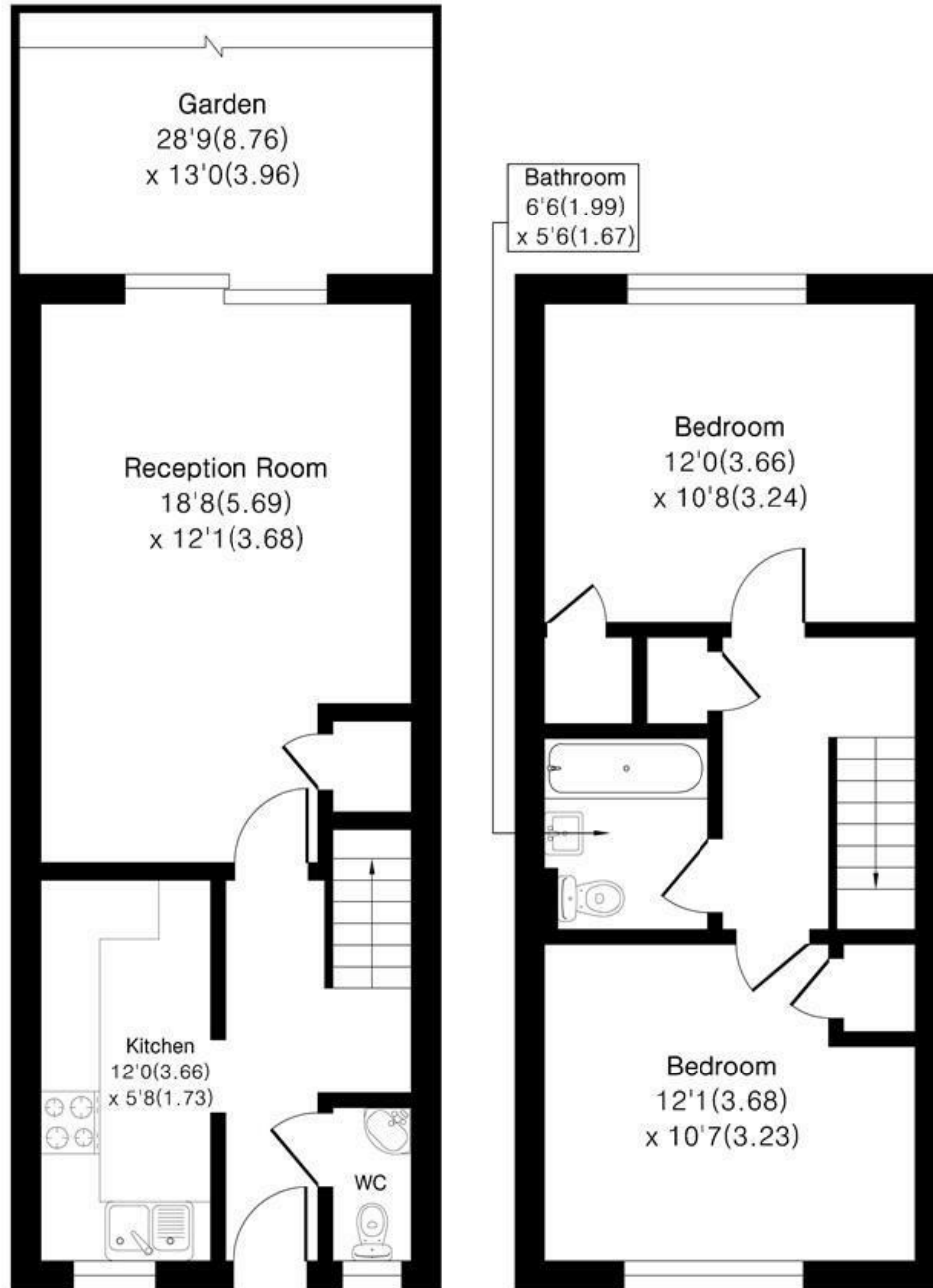


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Approximate Area = 762 sq ft / 70.7 sq m

(Excluding Garden)

For identification only - Not To Scale



Ground Floor

First Floor

Alex & Matteo

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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		

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