



Somerford Way, London, SE16 6QN

Guide Price £400,000 to £425,000

A well-kept, first floor, two bedroom maisonette in a peaceful and green residential Rotherhithe / Canada Water area. An ideal apartment for those seeking a serene community atmosphere without sacrificing location.

The apartment boasts a naturally bright open-plan reception room, tidy kitchen with plenty of storage space, modern bathroom, a good-sized master bedroom with a wardrobe, and a second bedroom which can also be used as a home office. Additional storage can be found in the hallway and reception room. The apartment offers the benefits of double glazing, combi boiler central heating, and car parking.

Conveniently located a short walk away from the greenery of Russia Dock Woodland as well as the River Thames. The Canada Water Masterplan along with a plethora of other local amenities such as gym, restaurants, bars and cafés are within easy reach along with excellent transport links.

Council tax Band - C
Years On Lease - 153
Annual Service Charge - £1535
Annual Ground Rent - £35

Council tax 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.

- First-Floor End of Terrace Maisonette
- Naturally Bright Open-Plan Reception Room
- Modern Bathroom
- Plenty of Storage
- Picturesque Residential Setting
- Within Easy Reach of Canada Water and Rotherhithe Stations
- Next to Russia Dock Woodland and Stave Hill Ecological Park
- Access to Loft
- Allocated Car Parking

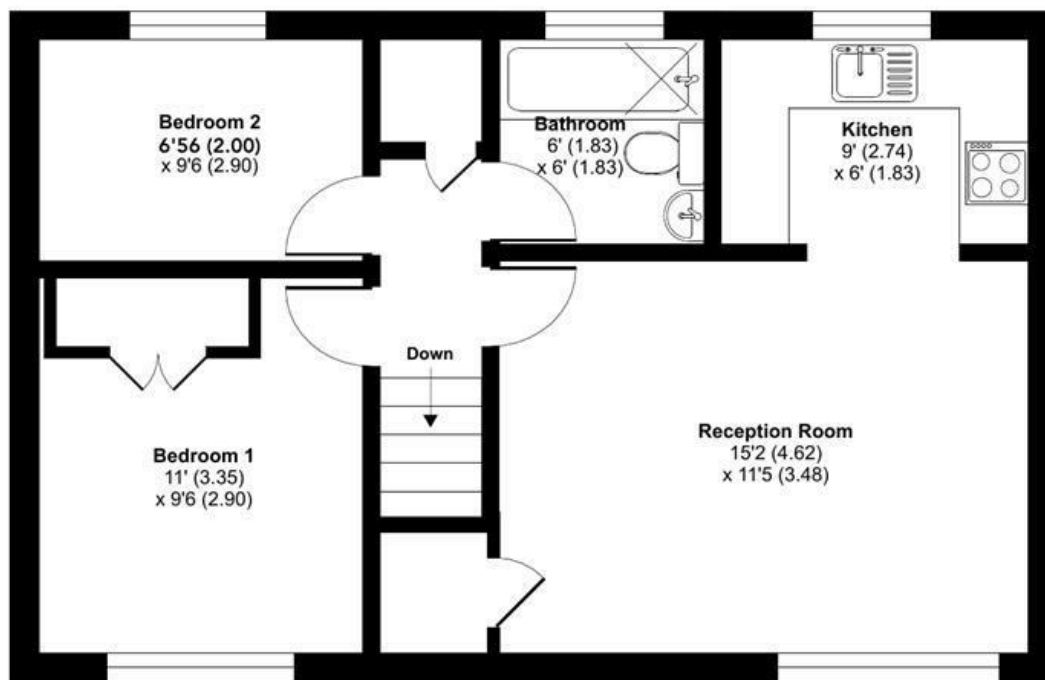
Alex & Matteo
ESTATE AGENTS

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Approximate Area = 522 sq ft / 48.5 sq m

For identification only - Not to scale



FIRST FLOOR

Alex & Matteo
ESTATE AGENTS



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Alex & Matteo Estate Agents. REF: 1147077

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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		