

## Acorn Walk, London, SE16 5DY

BEST SUITED FOR FAMILIES OR A MAXIMUM OF TWO SHARERS – NO HMO LICENSED OCCUPANCY

A unique three bedroom apartment located opposite the River Thames. With access to bus routes and a stroll away from Russia Dock Woodland and only 7 minute bus ride from Jubilee line and Overground services. The first floor features a spacious reception room with access to a private balcony, well-kept modern kitchen with built-in storage and additional storage in the hallway. The second floor boasts three bedrooms, two with built-in storage as well as a stylish family bathroom. A walk away from a variety of local amenities such as convenience stores, sports centre pub, uber boat with access to Canary wharf. This apartment is ideal for those looking for a spacious apartment without sacrificing location.

- Three Bedroom Apartment
- Duplex Apartment
- Ample Amount of Storage
- Good Transport Links
- Access To Canary Wharf
- Stroll Away From Russia Dock Woodland
- Car Parking Space

**£2,500 Per month**

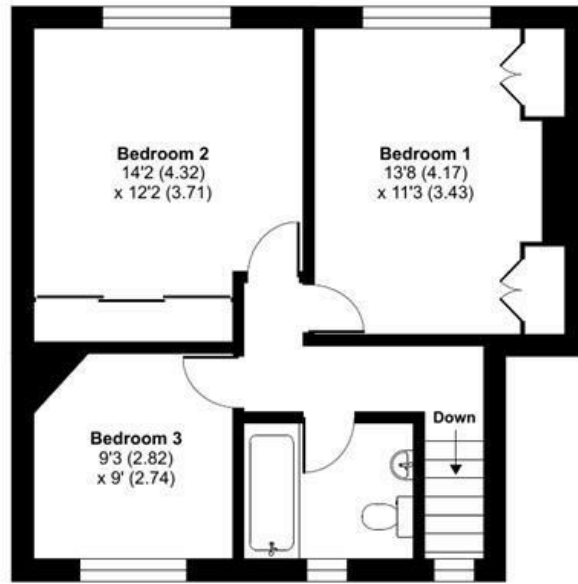
**Alex & Matteo**  
ESTATE AGENTS



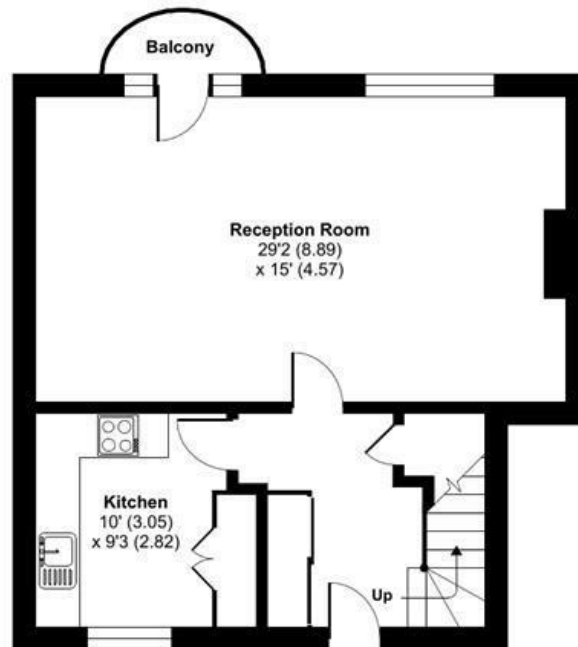
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Approximate Area = 1076 sq ft / 100 sq m

For identification only - Not to scale



THIRD FLOOR



SECOND FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Alex & Matteo Estate Agents. REF: 1111786

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</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			
England & Wales		EU Directive 2002/91/EC	