



Alex & Matteo
ESTATE AGENTS



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Acorn Walk, London, SE16 5DY

Guide price £325,000 to £350,000

A spacious one bedroom apartment located in the peaceful Rotherhithe.

The apartment boasts a generous naturally bright living room with access to a private balcony, separate modern kitchen, a large double bedroom with built-in storage, and a stylish bathroom.

The surrounding area features a plethora of local amenities such as restaurants, bars, and convenience store; as well as being a short walk away from both Rotherhithe Pier, with ferry access to Canary Wharf, good bus links into central London, and the greenery of Stave Hill Ecological Park.

Years On Lease - 85 to be extended to 999

Annual Service Charge - £2,002.20

Annual Ground Rent - Peppercorn

Council Tax Band - C

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.

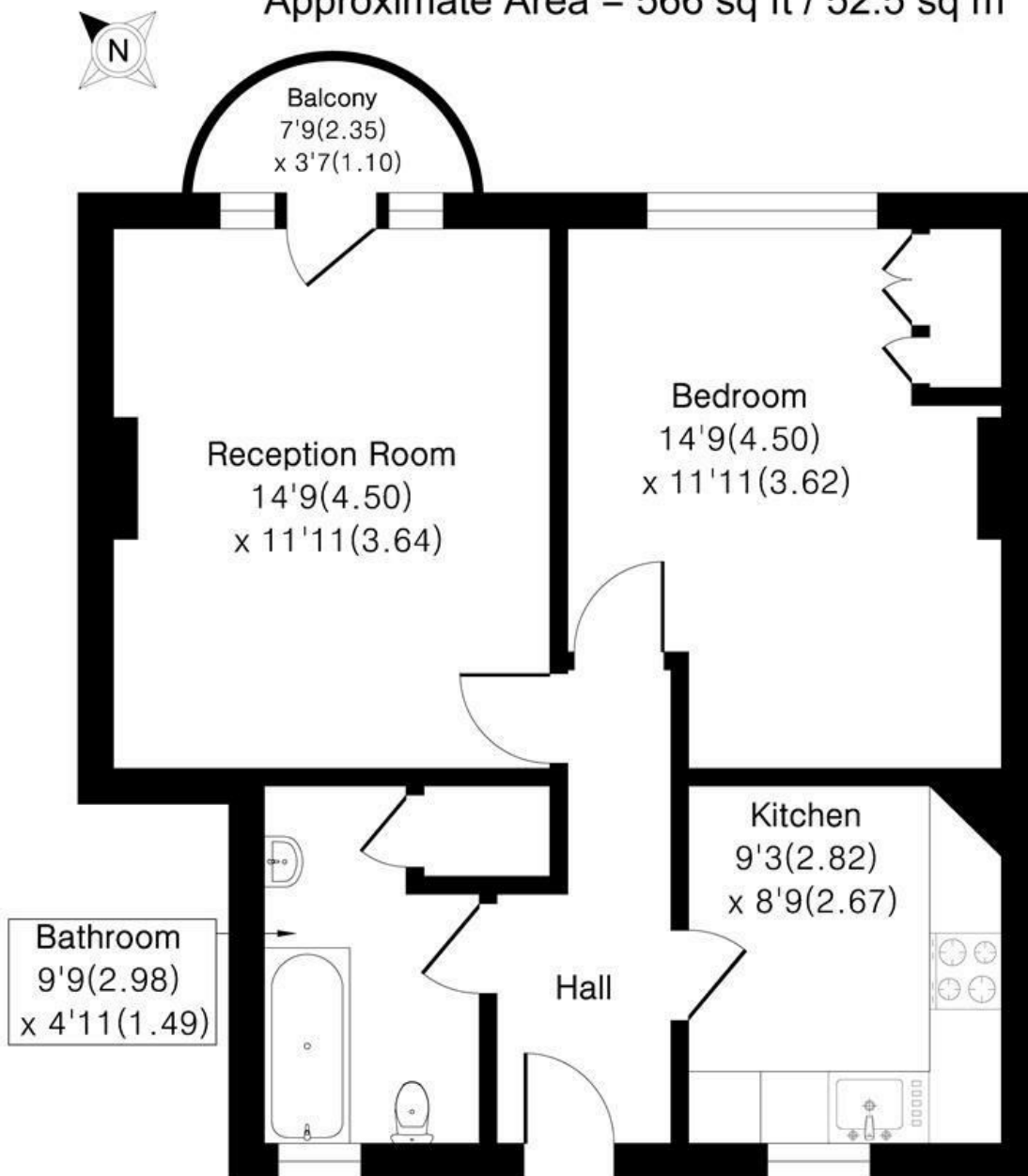
- Chain Free
- Spacious One Bedroom Apartment
- Naturally Bright
- Private Balcony
- Car Parking Space
- Excellent Location
- 999 Lease (extension in process)
- Good Transport Links

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Cherry Court SE16

Approximate Area = 566 sq ft / 52.5 sq m



First Floor



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

| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |