



## River Rise Close, London, SE8 5FT

Immaculately presented two double bedroom two bathroom apartment in a contemporary Surrey Quays development. The property boasts a generous and neutrally decorated open plan living area leading out to a very private and discreet balcony. The apartment has a fully equipped kitchen, a stylish family bathroom, a master bedroom with en-suite and built-in wardrobe, and a generous second double bedroom. Additional storage space can be found in the storage room by the hallway. Two grocery shops plus a plethora of local independent boutique shops, cafes and restaurants are just round the corner. The property is conveniently located a short walk from the Greenland Pier for a 5 minute commute to Canary Wharf by Thames Clipper / Uber Boat.

Service Charge: £2250.00 per year  
 Ground Rent: £560.00 per year  
 Years on the Lease: 993  
 Council Tax Band: D

Figures may vary. Please double check all figures with your conveyancer.

- Contemporary Apartment
- Generous Living-Room
- Fully Equipped Kitchen
- Two Stylish bathrooms
- Plenty of Storage Space
- Private Balcony
- Tranquil Setting
- Plethora of Local Amenities on Your Doorstep
- Long Lease

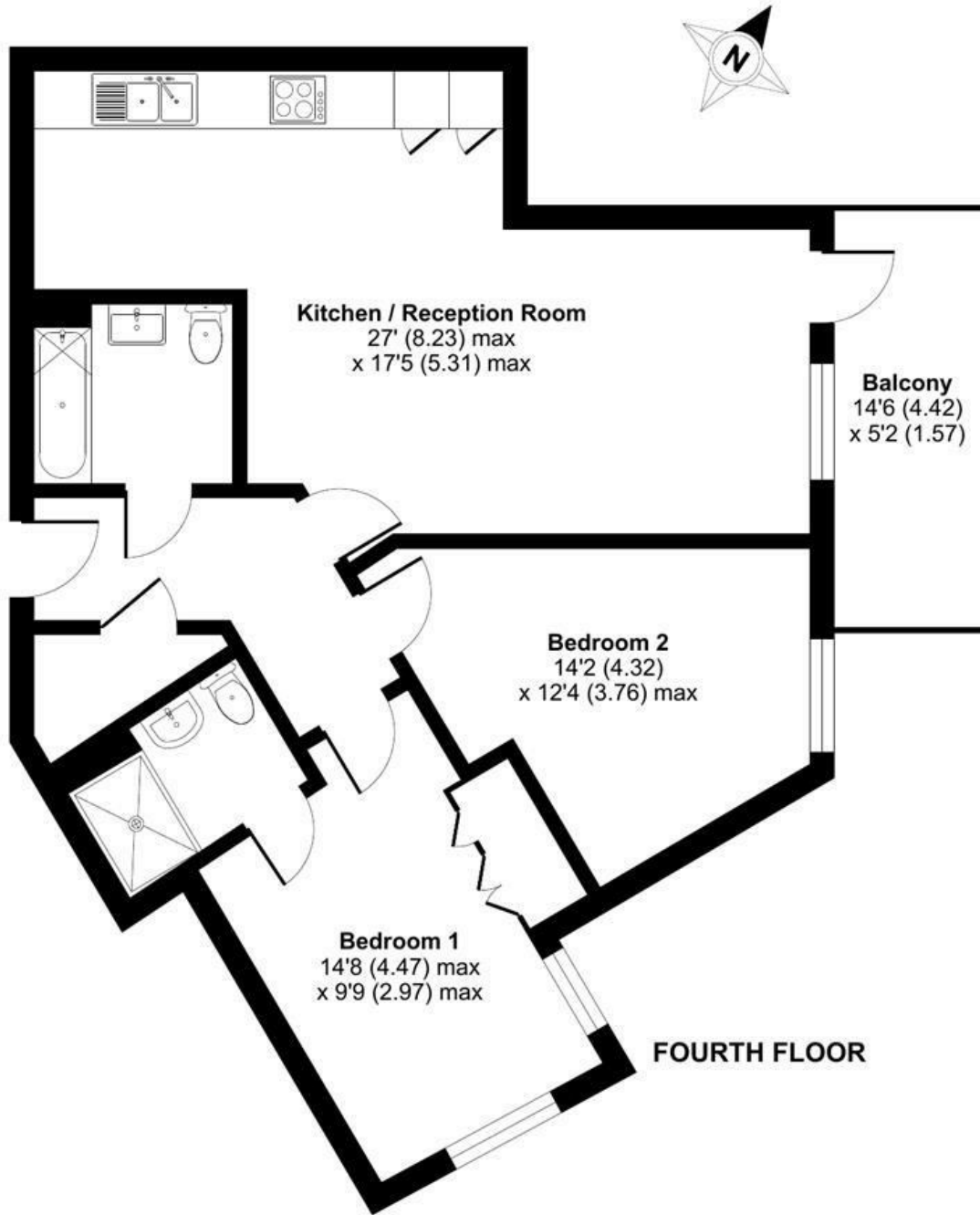
**Alex & Matteo**  
 ESTATE AGENTS

**Offers in excess of £525,000**

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Approximate Area = 768 sq ft / 71.3 sq m

For identification only - Not to scale



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**Certified Property Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Alex & Matteo Estate Agents. REF: 979141

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</b>
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	