



Canon Beck Road, London, SE16 7DJ

Guide Price £750,000 to £800,000

A beautifully presented three-bedroom freehold house in sought-after Rotherhithe Village, with planning permission for a loft conversion as well as permission for the conversion of the garage into additional living space.

This spacious and naturally bright freehold house offers an exceptional opportunity to live moments from The River Thames and both Rotherhithe Overground and Canada Water Underground stations, combining peaceful village charm with unrivalled connectivity.

The ground floor features a generous kitchen and dining room with French doors to the private garden - ideal for al-fresco dining and entertainment, a guest WC/shower room, a versatile double bedroom or home office, and an integral garage with approved planning permission to convert into additional living space.

The first floor boasts a bright and spacious reception room with floor to ceiling bay windows, two double bedrooms with built-in storage, and a family bathroom, with planning approval to expand.

Additional highlights include ample hallway storage and a loft with planning permission to create two ensuite bedrooms - offering scope for future expansion.

The surrounding area boasts many local amenities such as independent cafes, iconic pubs, and other hidden gems such as the Brunel Museum, the historic Mayflower Pub and Sands Film Studios. The River Thames and its spectacular views are just steps away. Rotherhithe Station is just around the corner and the ever so popular Canada Water Masterplan and underground station are only a short stroll away.

- Chain Free
- Freehold House
- Private Garden
- Planning Permission for Loft and Garage Conversions.
- Excellent Transport Links
- Naturally Bright
- Rotherhithe Village
- Moments from Canada Water and Rotherhithe Stations
- A spacious home with significant development potential in a highly desirable location
- Surrounded by good Local Amenities and just moments from the Canada Water Masterplan

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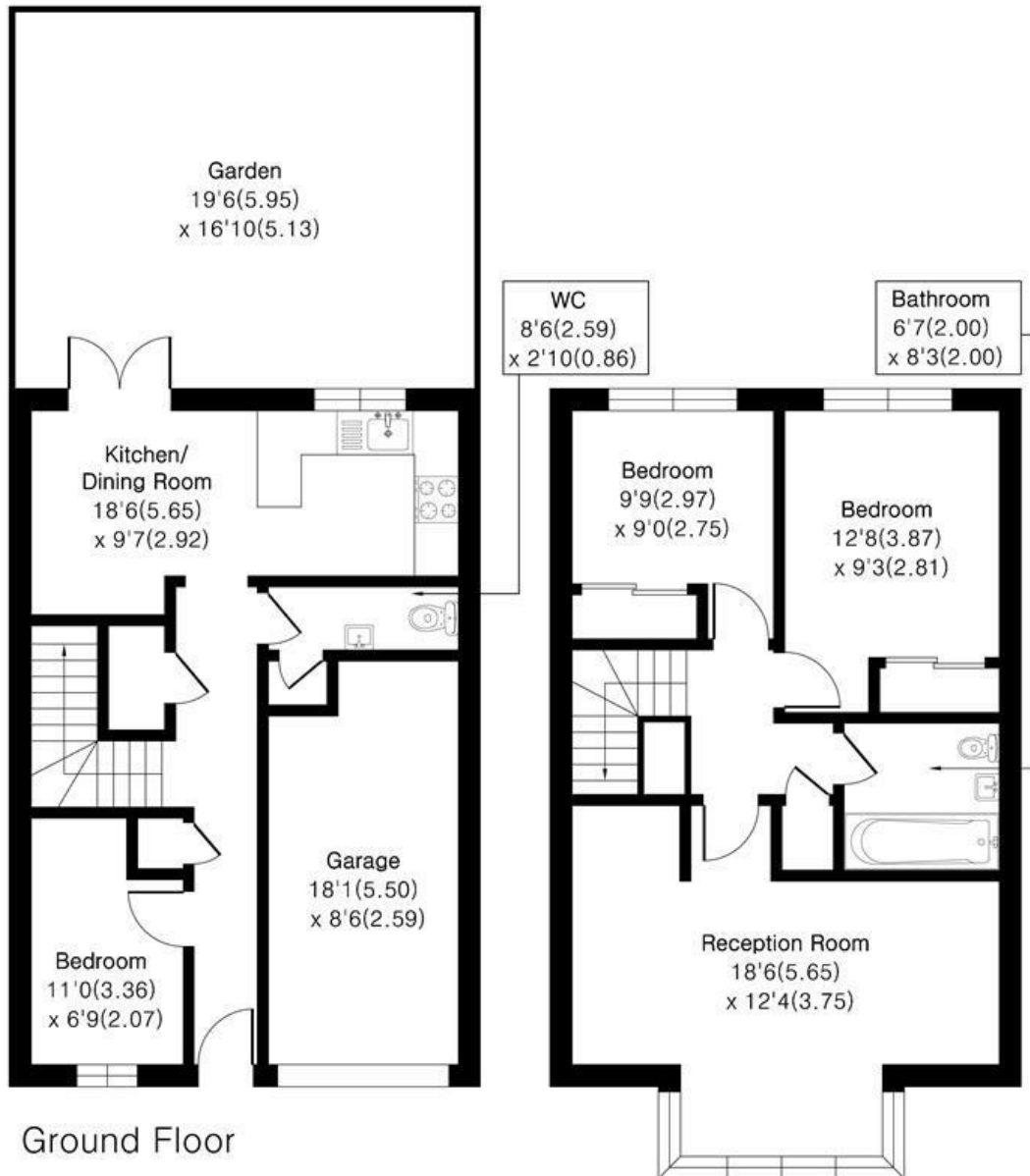
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Approximate Area = 994 sq ft / 92.3 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 1140 sq ft / 105.9 sq m



Ground Floor

First Floor



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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		88
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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