



## Fishermans Drive, London, SE16 6SQ

A generous family home with private garage in leafy Canada Water, next to the greenery of the Steve Hill Ecological park, and moments from the underground station.

The property boasts a spacious living room leading into the generous garden, a well kept separate kitchen, a very spacious bedroom / second reception room, and the guest lavatory downstairs. Upstairs are two good sized double bedrooms with plenty of storage space, and a guest room / smaller double bedroom that can also be used as an office.

Moments from Canada Water Masterplan and steps from the greenery of Stave Hill Ecological Park the house is ideal for those wanting to escape the hustle and bustle of the city without giving up the privilege to live in the heart of London.

Freehold  
Council Tax Band: D

**£900,000**

- 4 Bedroom Family House
- Private Garage
- Sought - After Canada Water Location
- Moments from Underground Station
- Steps from Stave Hill Ecological Park and picturesque docks
- Plethora of Local Amenities Nearby

**Alex & Matteo**  
ESTATE AGENTS

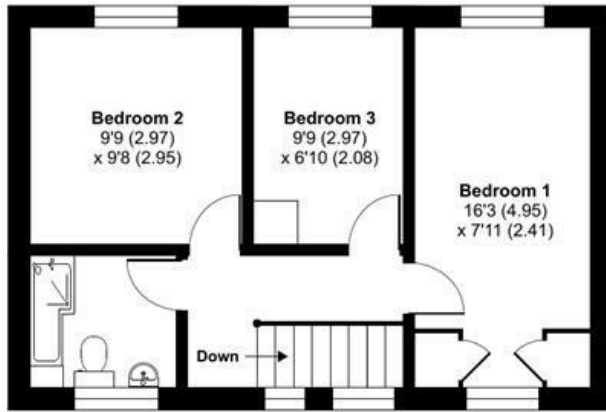
# Fishermans Drive, London, SE16

Approximate Area = 997 sq ft / 92.6 sq m (excludes garage and garden)

Limited Use Area(s) = 22 sq ft / 2 sq m

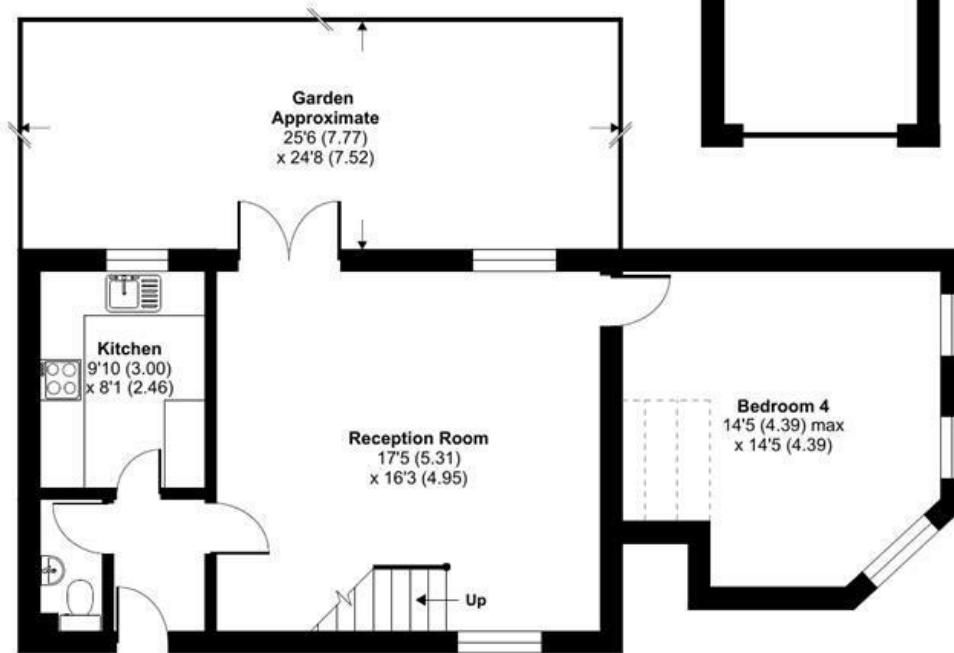
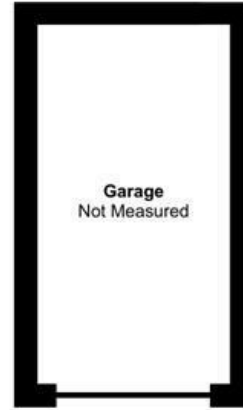
Total = 1019 sq ft / 94.6 sq m

For identification only - Not to scale



FIRST FLOOR

Denotes restricted head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Alex & Matteo Estate Agents. REF: 969966

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>		74	
(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	