



Elgar Street, London, SE16 7QA

A very well kept first floor two bedroom, two bathroom apartment located in a very tranquil residential setting in ever so popular Rotherhithe, moments from Canada Water Masterplan, the beautiful Greenland Dock, just 100m from the river and extensive south bank path/cycleway as well.

The apartment features a naturally bright open-plan reception and kitchen with access to a private balcony, two double bedrooms with one boasting an en-suite bathroom, and a good sized family bathroom. Additional storage can be found in the hallway.

The property is surrounded by many local amenities such as a shopping centre, new leisure centre, local bars, pubs, restaurants, great bus links, and the greenery of Stave Hill Ecological Park. The apartment also benefits from residents car parking and secure bicycle storage.

Years on lease - 102

Annual Service Charge - £3638 including water. Please note the current leaseholder paid an higher amount this year and last as they have installed a brand new roof last year.

Annual Ground Rent -£250

Council Tax Band - E

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.

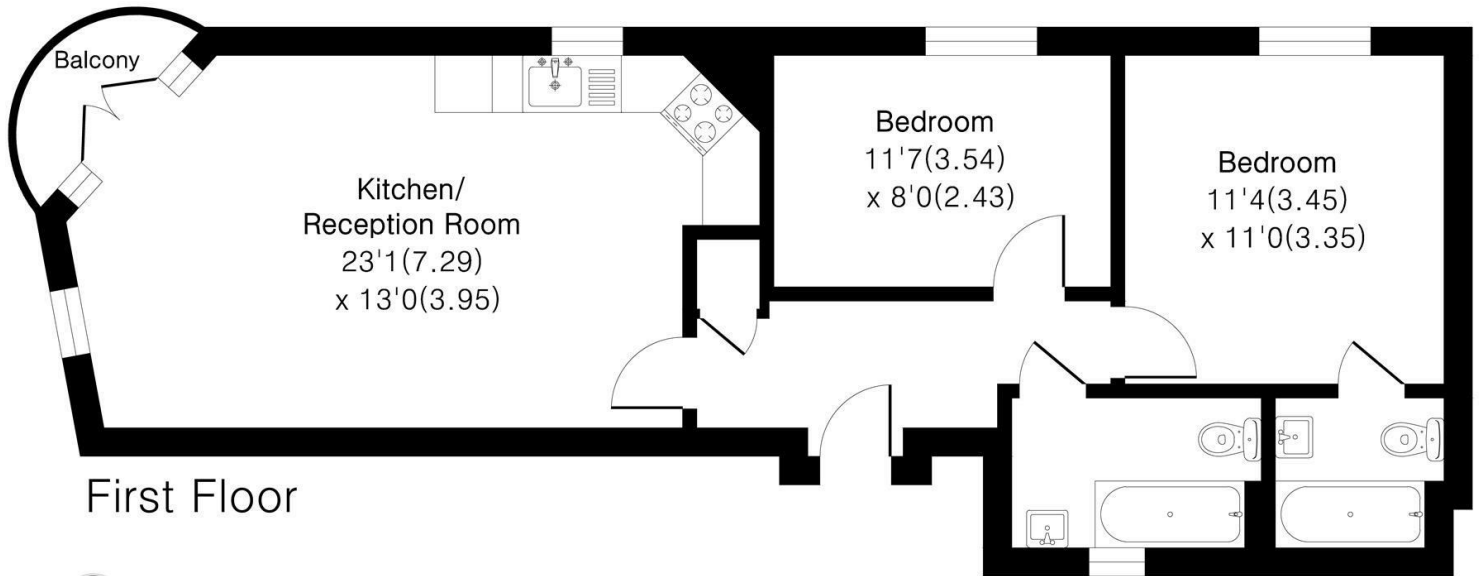
- Two Bedroom Two Bathroom Apartment
- Private Balcony
- Great Transport Links
- Surrounded by Local Amenities
- Moments from Canada Water Masterplan, Beautiful Docks, and Russia Dock Woodland
- New Roof
- Secure Bicycle Storage and Residents Car Parking Permit Available
- Excellent Location

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Offers in excess of £375,000

Chandlers Court SE16

Approximate Area = 652 sq ft / 60.6 sq m



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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		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		