







Swan Road, Canada Water, SE16 7DL

Alex & Matteo ESTATE AGENTS

A well-kept chain free three bedroom garden apartment located a short walk away from both Canada Water and Rotherhithe stations.
The property boasts a stylish kitchen, with separate a separate bright reception room and dining space, access to a generous front garden, three well-sized bedrooms, one with built in storage, and a neat family bathroom. Additional storage can be found in the hallway. Residents car parking permits available.
The surrounding area boasts a plethora of local amenities such as cafes, restaurants and bars, part of up and coming Canada Water Masterplan, as well as the greenery of Southwark Park, Rotherhithe Village and Thames path.

Years left on Lease- 88
Service Charge - £2438.40
Annual Ground Rent - £10
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.

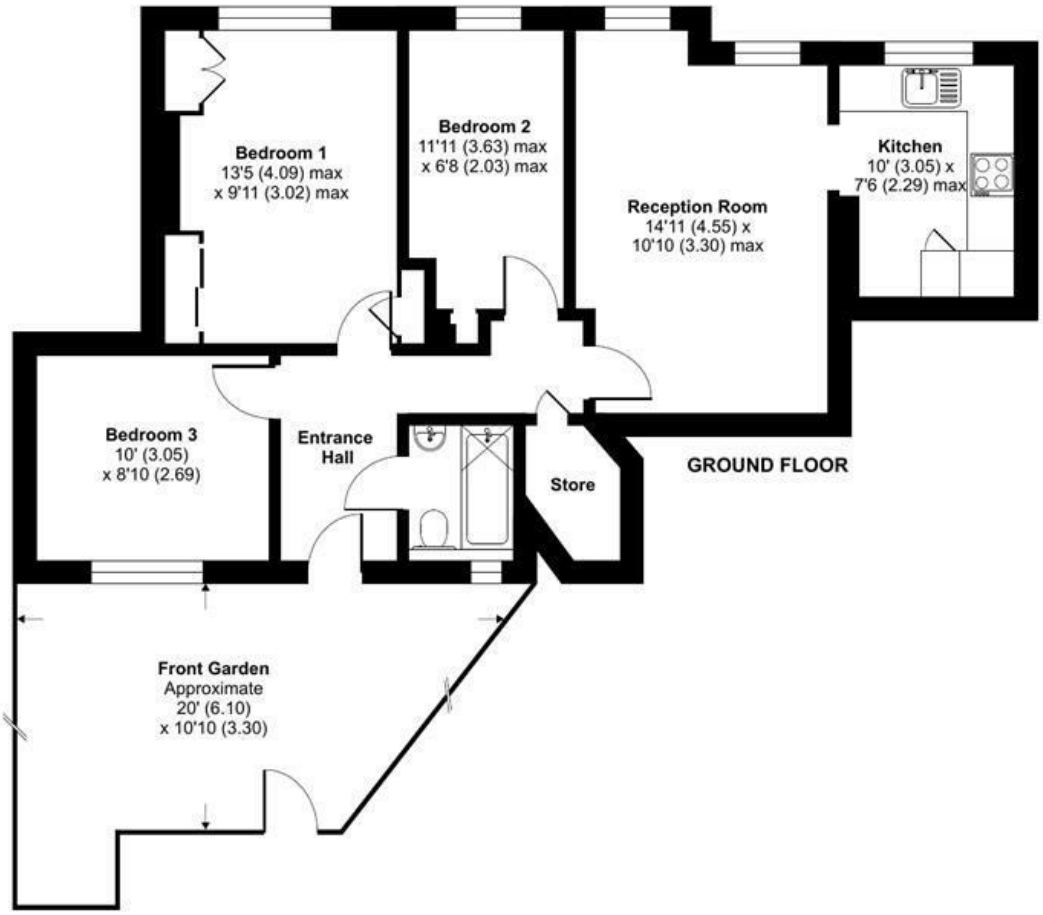
- Generous Three Bedroom Apartment
- Large Private Garden
- Modern Kitchen
- Plenty of Storage
- Moments from Canada Water Masterplan, Overground and Underground Stations
- Moments from River Thames and Rotherhithe Village
- Chain Free

£375,000

Swan Road, London, SE16

Approximate Area = 707 sq ft / 65.6 sq m

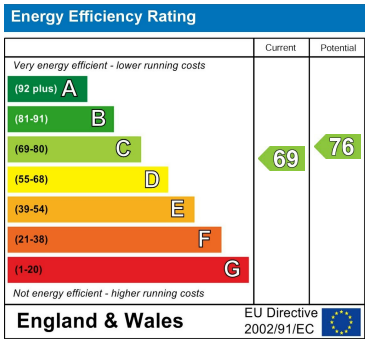
For identification only - Not to scale



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RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Alex & Matteo Estate Agents. REF: 1028563



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