



## River Rise Close, London, SE8 5FT

A modern two bedroom, two bathroom, first floor apartment located in Surrey Quays only a walk away from the overground station and Canada Water Underground Station.

The apartment boasts a stylish open plan kitchen and reception room with access to a private balcony, a sleek family bathroom, and two double bedrooms, one boasting a fashionable en suite bathroom. Additional storage can be found in the hallway.

The surrounding area features many local amenities such as shopping centre, cafes, supermarket, restaurants, bars, yoga studio as well as the picturesque South Dock.

Leasehold

Service Charge: £2040 per year

Ground Rent: £500 per year

994 years left on the lease

Council Tax Band D

Council tax and, where applicable, lease information, service charges, ground rent, property size, are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts

- Two Spacious Bedrooms
- Immaculately Presented
- Long Lease
- Excellent Location
- Modern Development
- Plenty of Storage Space
- Low Service Charge

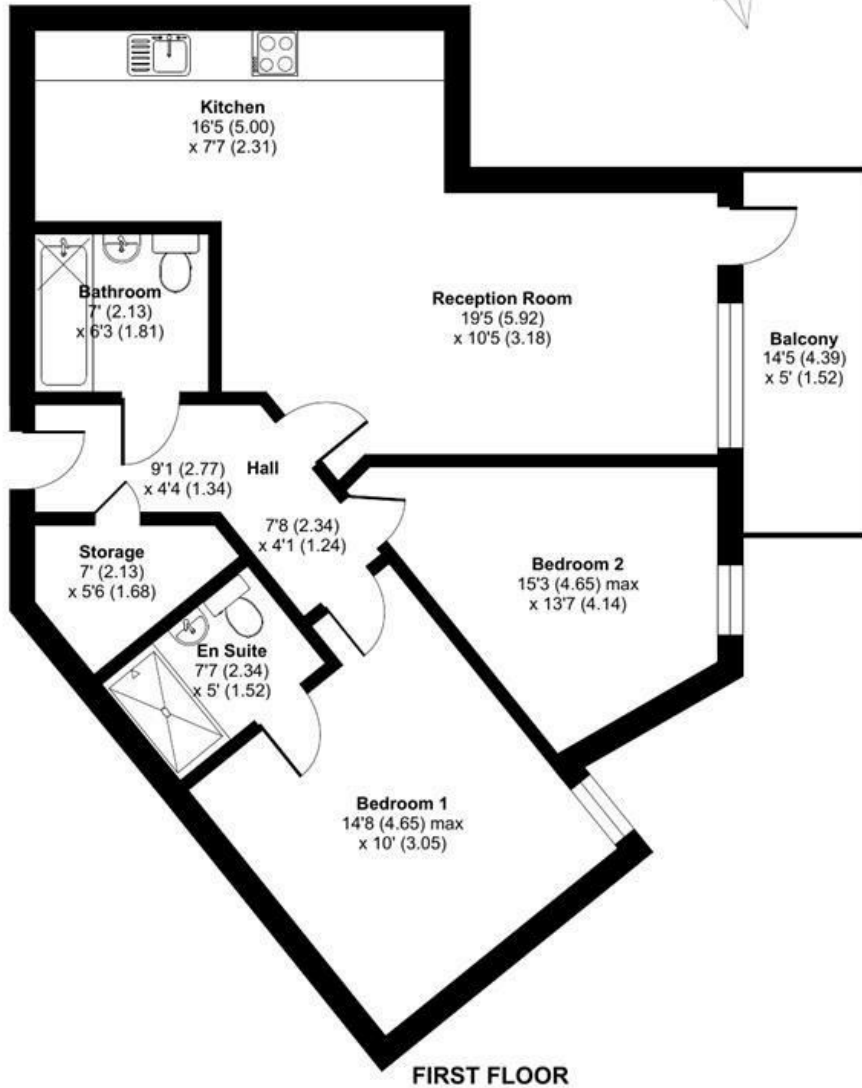
**Alex & Matteo**  
ESTATE AGENTS

**Offers in excess of £525,000**

# Bloom Heights, River Rise Close, London, SE8

Approximate Area = 816 sq ft / 75.8 sq m

For identification only - Not to scale



FIRST FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Alex & Matteo Estate Agents. REF: 1197239

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	83
(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			
England & Wales		EU Directive 2002/91/EC	