



**Alex & Matteo**  
ESTATE AGENTS



## Somerford Way, SE16 6QN

A well-kept two bedroom apartment in a peaceful and green residential Rotherhithe / Canada Water area. An ideal apartment for those seeking a serene community atmosphere without sacrificing location. The apartment boasts a naturally bright reception room with space to dine, a stylish kitchen, two well sized bedrooms, and a stylish family bathroom. Additional storage can be found in the hallway. The property also benefits from allocated parking as well as being conveniently located near the Canada Water Masterplan. Conveniently located a short walk away from the greenery of Russia Dock Woodland as well as the River Thames. The Canada Water Masterplan along with a plethora of other local amenities such as gym, restaurants, bars and cafés are within easy reach along with excellent transport links.

Council tax Band - C  
Years On Lease - 113  
Annual Service Charge - £1535  
Annual Ground Rent - £350

Council tax 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.

- Well-Kept Two Bedroom Apartment
- Allocated Car Parking Bay
- Modern Kitchen and Bathroom
- Next to Russia Dock Woodland and Stave Hill Ecological Park
- Tranquil Residential Area
- Serene Community Atmosphere
- Excellent Transport Links
- Proximity to Redriff (Ofsted Outstanding Primary School)
- Close Proximity to Canada Water Masterplan

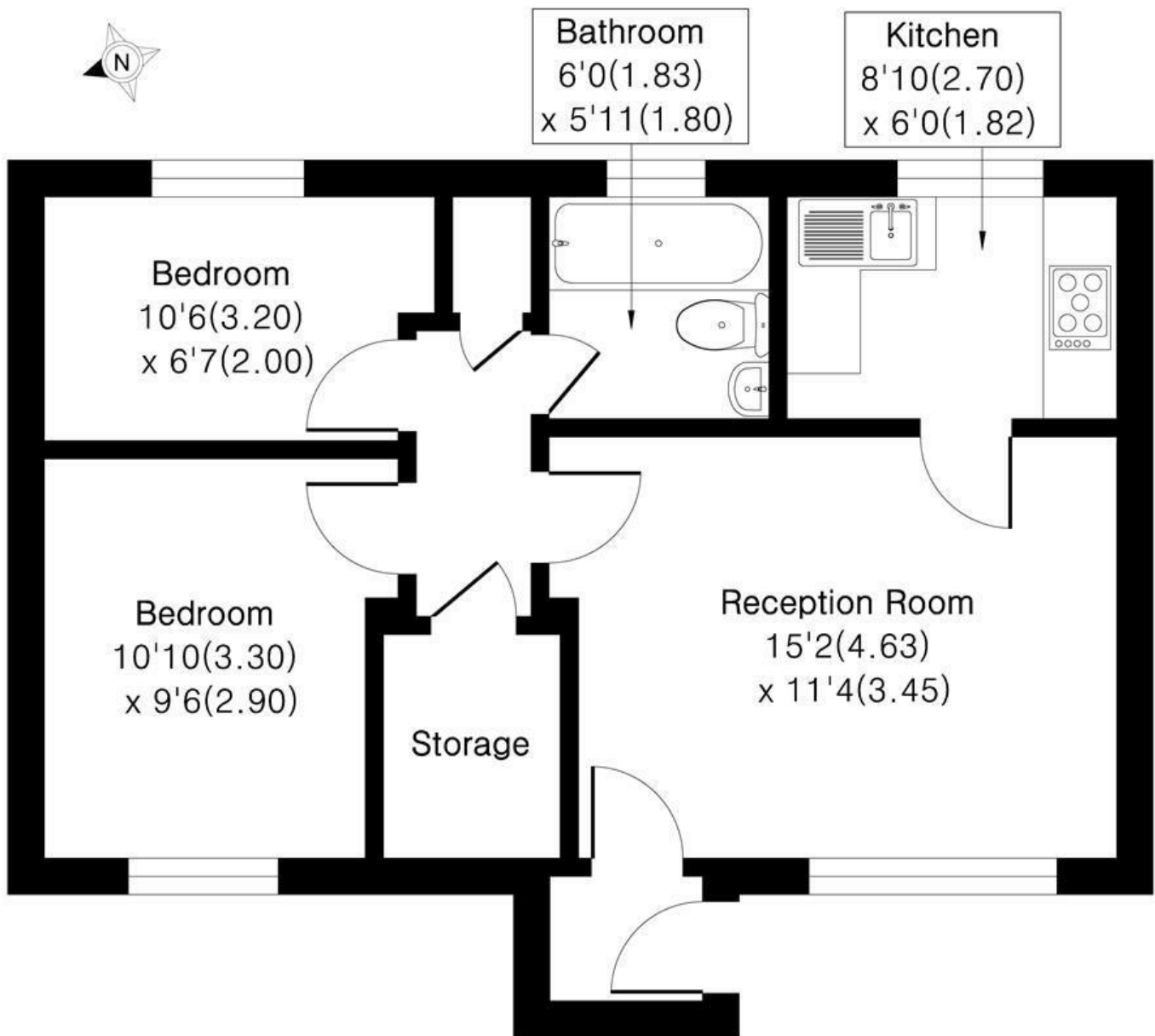
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**Offers in excess of £400,000**



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Approximate Area = 516 sq ft / 48.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(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		