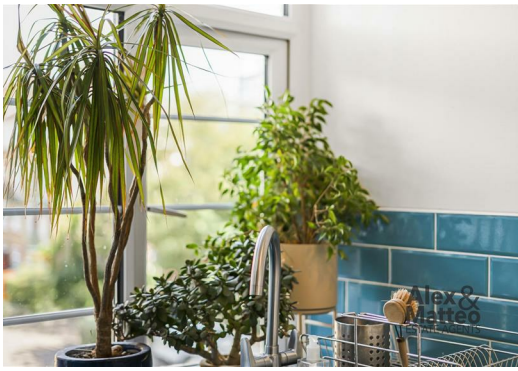


Odessa Street, Canada Water, SE16 7HD

A bright and spacious two double bedroom duplex apartment with a generous south-facing roof terrace and a parking space, located in a quiet pocket of Rotherhithe moments from the River Thames and scenic dockside walks.
Arranged over two floors, the apartment features a naturally bright reception room with space to dine, a separate modern kitchen and a flexible laundry room/study. The upper floor offers two double bedrooms and a stylish family bathroom, while ample storage includes additional loft space. The terrace provides an inviting setting for outdoor dining, barbecues and relaxing.
Recent major works have been paid for, including the installation of brand-new double-glazed windows.
The apartment is conveniently located close to a plethora of local amenities, including a shopping centre, local pubs and bars, restaurants, supermarkets, the new Canada Water Leisure Centre and Surrey Docks Fitness and Watersports Centre. Nearby are Surrey Docks Farm, the greenery of Stave Hill Ecological Park and Redriff Primary School, rated Outstanding by Ofsted.
Surrey Quays and Canada Water stations are within walking distance, while Greenland (Surrey Quays) Pier offers river boat connections to Canary Wharf. The wider area is also benefiting from investment through the Canada Water masterplan.

Years on Lease - 152
Annual Service Charge - £2,214.48
No Ground Rent
Council Tax Band - C

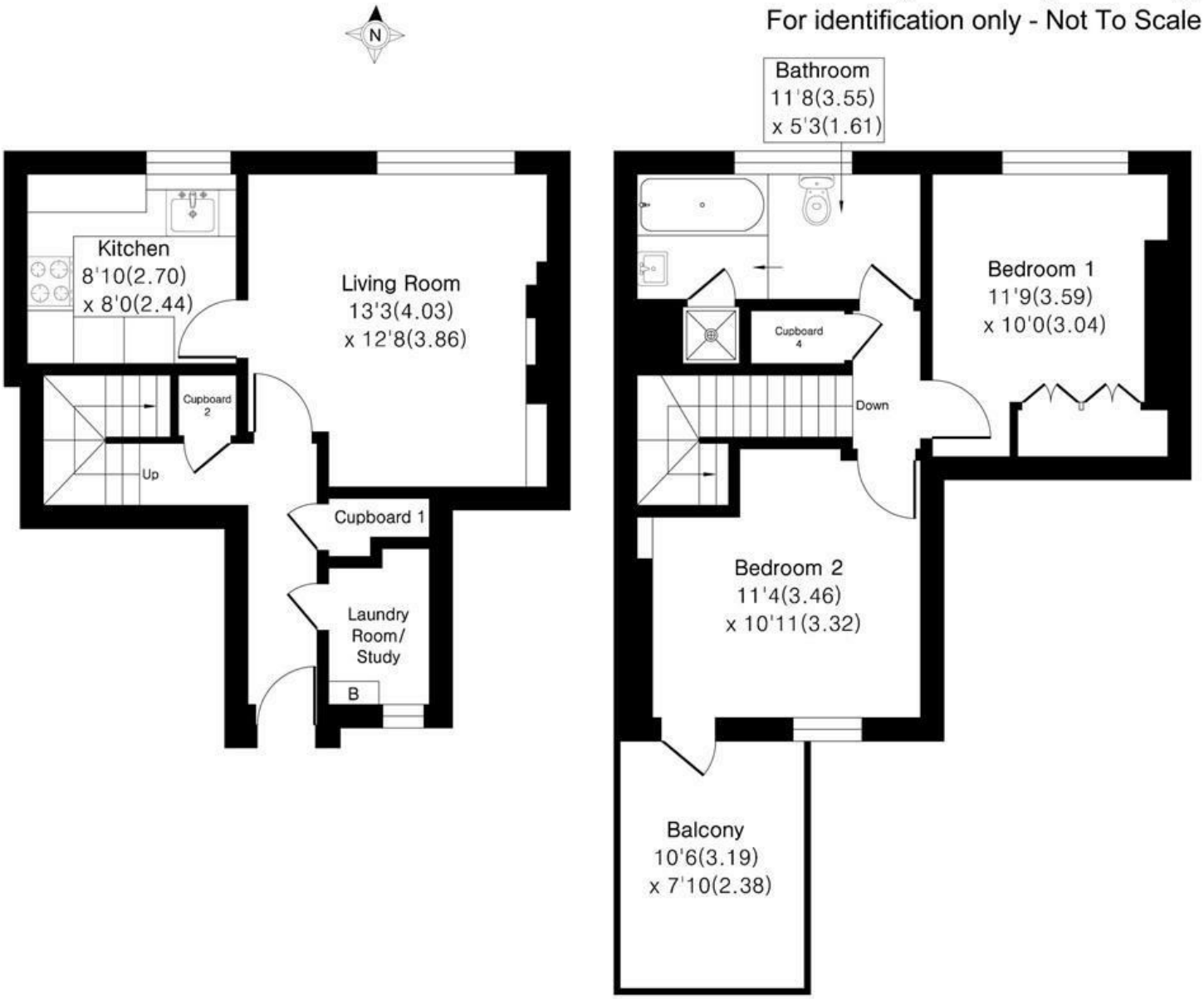
- Bright and spacious two double bedroom duplex apartment
- Generous south-facing roof terrace
- Parking space
- Recent major works paid for, including brand-new double-glazed windows
- Flexible laundry room/study
- Ample storage, including loft storage
- Excellent transport links, including Tube, Overground and river services
- Close to local pubs and bars, restaurants, gyms and watersports
- Moments from the Thames, dockside walks and green spaces
- Long Lease

Offers in excess of £425,000

Walker House, London, SE16 7HD

Approximate Area = 764 sq ft / 71.0 sq m
(Excluding Balcony)

For identification only - Not To Scale



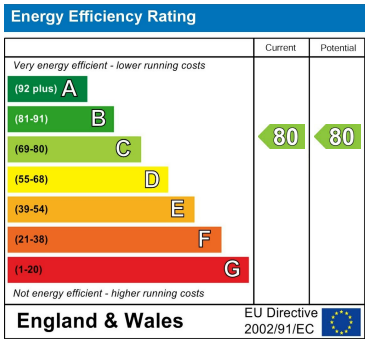
Second Floor

Third Floor

Alex & Matteo ESTATE AGENTS

Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Alex & Matteo Estate Agents.

PERSPECTIVA CREATIVE



104 Cocoa Studios, The Biscuit Factory Drummond Road, London, United Kingdom, SE16 4FA
T. 020 3983 1833
E. hello@alex-matteo.com