



## Swan Road, London, SE16 7DL

A well-kept three bedrooms property located a short walk away from both Canada Water and Rotherhithe stations. The property boasts a stylish kitchen with plenty of storage, a spacious reception room with space to dine, three generous double bedrooms, and a neat family bathroom. Additional storage can be found in the hallway. The surrounding area boasts a plethora of local amenities such as cafes, restaurants and bars as well as the greenery of Southwark Park and the picturesque Rotherhithe Beach.

- Three Bedroom Apartment
- Separate Modern Kitchen
- Plenty of Storage
- Excellent Transport Links
- Good Amenities
- Furnished

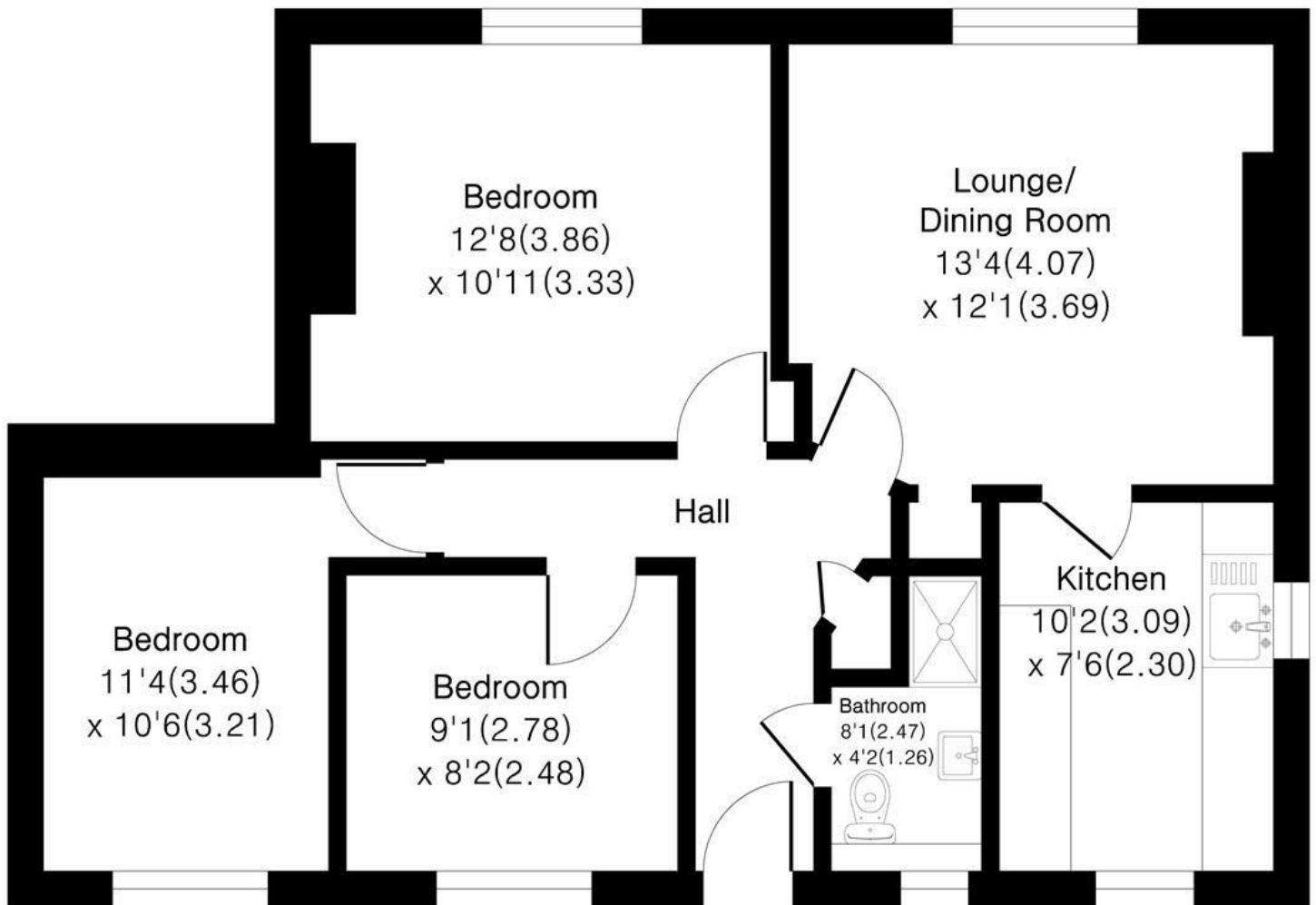
**Alex & Matteo**  
ESTATE AGENTS

**£2,950 Per month**

# Albion Estate, Swan Road, London, SE16 7DL

Approximate Area = 671 sq ft / 62.3 sq m

For identification only - Not To Scale



## Ground 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.



| 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                         | 76        |
| (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<br>2002/91/EC |           |

104 Cocoa Studios, The Biscuit Factory Drummond Road, London, United Kingdom, SE16 4FA

T. 020 3983 1833

E. hello@alex-matteo.com