



## Somerford Way, London, SE16 6QN

A well-kept, first floor, two-bedroom maisonette 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 open-plan reception room, tidy kitchen with plenty of storage space, modern bathroom, a good-sized master bedroom with a wardrobe, and a second bedroom which can also be used as a home office. Additional storage can be found in the hallway and reception room. The apartment offers the benefits of double glazing, with gas central heating throughout, a shared garden, and car parking. 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.

Years on Lease - 152

Annual Service Charge - £1500

Annual Ground Rent - No Ground Rent

Council Tax Band - C

Council tax and, where applicable, lease information, service charges and ground rent, floorplan and size are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts. Please note some pics have been staged with virtual furniture.

- No Onwards Chain
- Within Easy Reach of Canada Water and Rotherhithe Stations
- Plenty of Storage
- Picturesque and Tranquil Residential Setting
- Next to Russia Dock Woodland and Stave Hill Ecological Park
- Allocated Car Parking Space
- Access to Loft (not part of the lease)
- Gated Communal Garden
- Low Service Charge
- Excellent Location

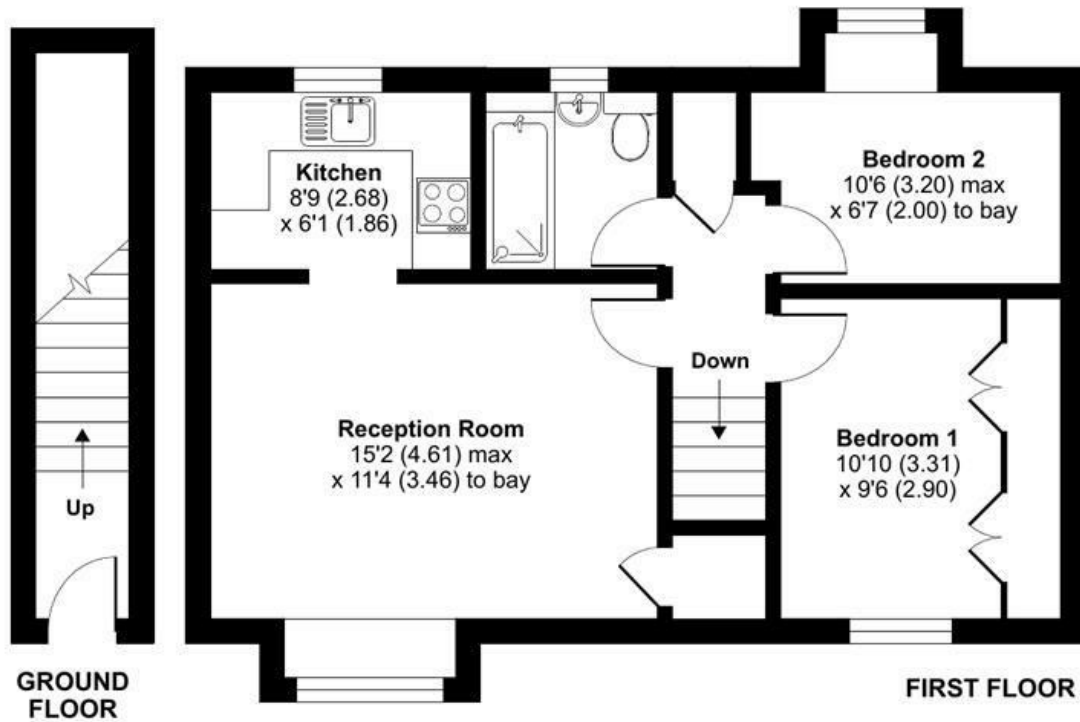
**Alex & Matteo**  
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**Offers in excess of £400,000**

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Approximate Area = 595 sq ft / 55.3 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Alex & Matteo Estate Agents. REF: 1271957

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>		
(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		