







## 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

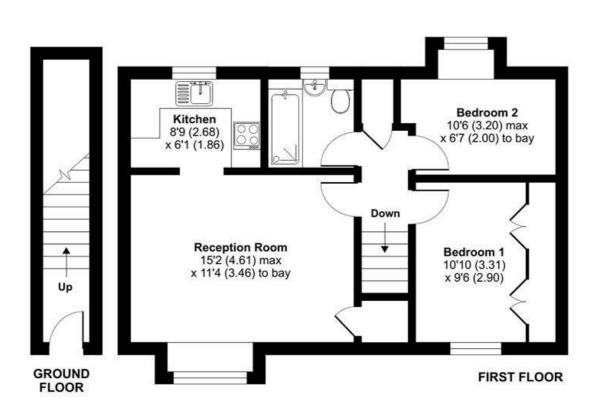


## Offers in excess of £400,000

## Somerford Way, London, SE16

Approximate Area = 595 sq ft / 55.3 sq m
For identification only - Not to scale







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

