



Foundry Close, London, SE16 6NS

Guide Price: £750,000 to £780,000. A unique three bedroom, two bathroom house located in a tranquil and green residential setting in Rotherhithe – only a short stroll away from the Stave Hill Ecological Park. The ground floor boasts a spacious reception room, modern kitchen with space to dine and access to a generous garden. The first-floor features two spacious bedrooms and a stylish family bathroom. On the top floor is the generous master bedroom with built in storage and a sleek en-suite. The surrounding area boasts a plethora of local amenities such as grocery shops, nature reserve, a city farm, bars and pubs. Within walking distance of The Canada Water Masterplan this property is ideal for those looking for a tranquil escape without sacrificing location.

Council tax and, where applicable, lease information, service charges and ground rent, size are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- Chain Free
- Freehold
- Recently Refurbished with Loft Conversion Offering Views of Canary Wharf
- Private Garden
- Tranquil Residential Location
- Plenty of Storage
- Naturally Bright
- Located Within Redriff School Catchment Area
- Residents Car Parking

Alex & Matteo
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Guide price £750,000

Denotes restricted
head height



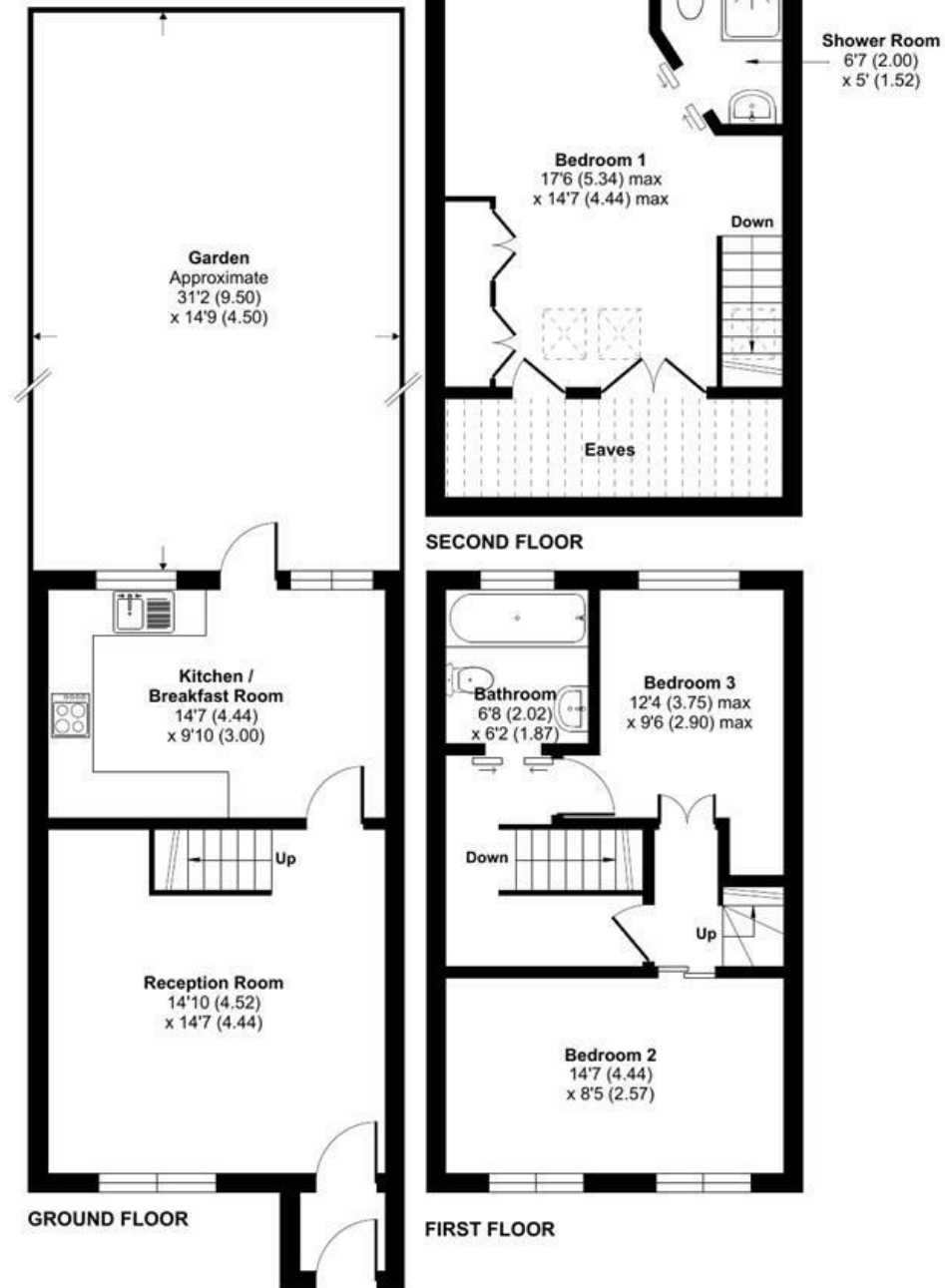
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Approximate Area = 1009 sq ft / 93.7 sq m

Limited Use Area(s) = 70 sq ft / 6.5 sq m

Total = 1079 sq ft / 100.2 sq m

For identification only - Not to scale



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**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Alex & Matteo Estate Agents. REF: 1182319

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		