



## Swan Road, London, SE16 4LH

Guide Price £500,000 to £525,000. Located in sought after Rotherhithe Village, steps from the River Thames, is this beautifully presented two double bedroom apartment. With plenty of storage space throughout and featuring double height ceilings the property boasts a spacious and naturally bright living room, a well kept and generous separate kitchen, a modern bathroom with both shower and bathtub, and two well proportioned double bedrooms with built-in-wardrobes.

The apartment is located moments from Rotherhithe station as well as a plethora of independent shops, restaurants and pubs.

Within easy reach from the property are Canada Water and Bermondsey underground stations for the jubilee line.

Years on Lease - 102

Annual Service Charge - £2039

Ground rent: £10

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

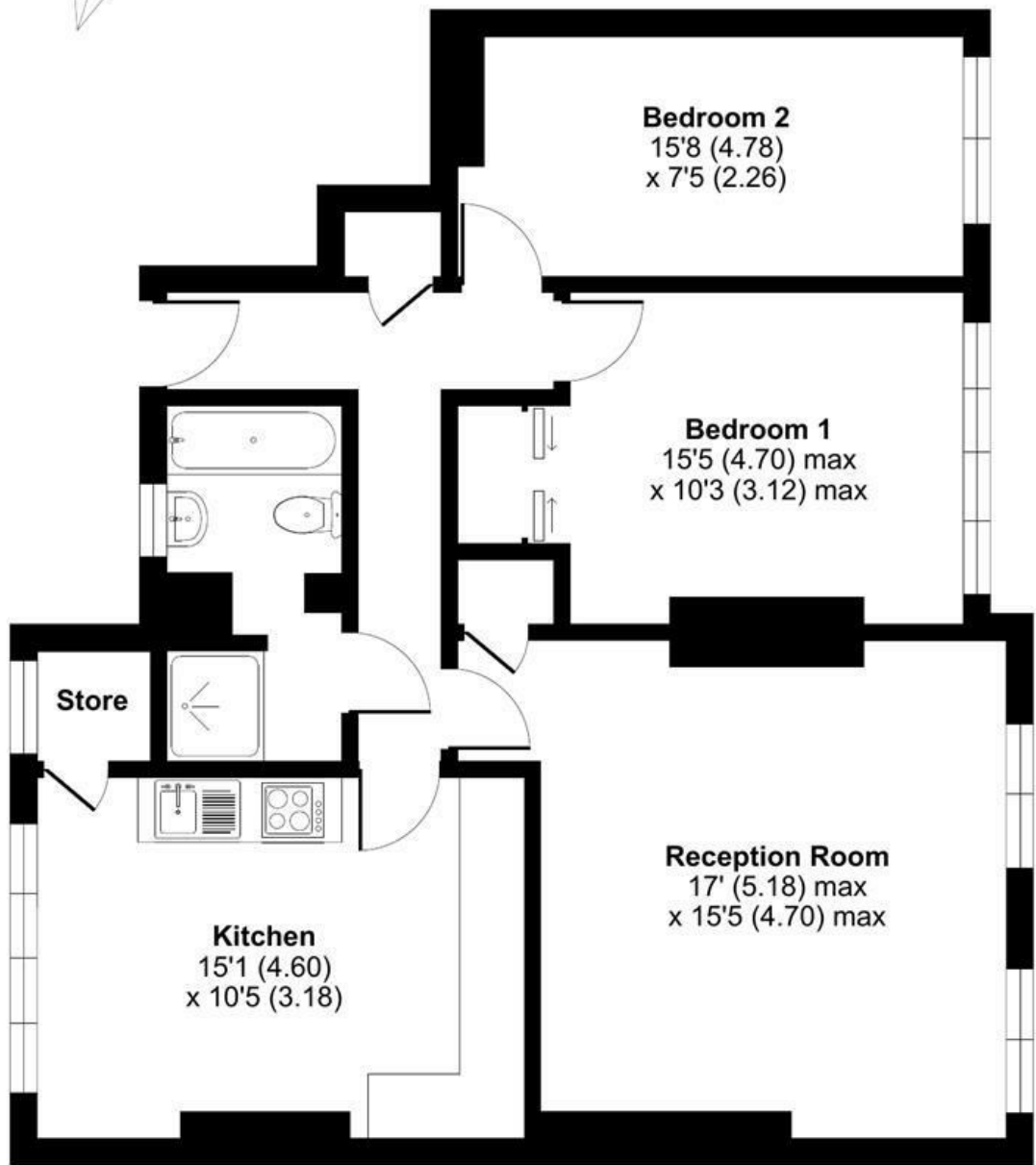
- Two double bedrooms
- Secluded Patio
- Next to River Thames
- Separate Kitchen
- Double Aspect
- Rotherhithe Village
- Moments from Rotherhithe Station
- Plenty of Storage Space

**Alex & Matteo**  
ESTATE AGENTS

**Guide price £500,000**

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Approximate Area = 859 sq ft / 79.8 sq m  
For identification only - Not to scale



FOURTH FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Alex & Matteo Estate Agents. REF: 1019119

