



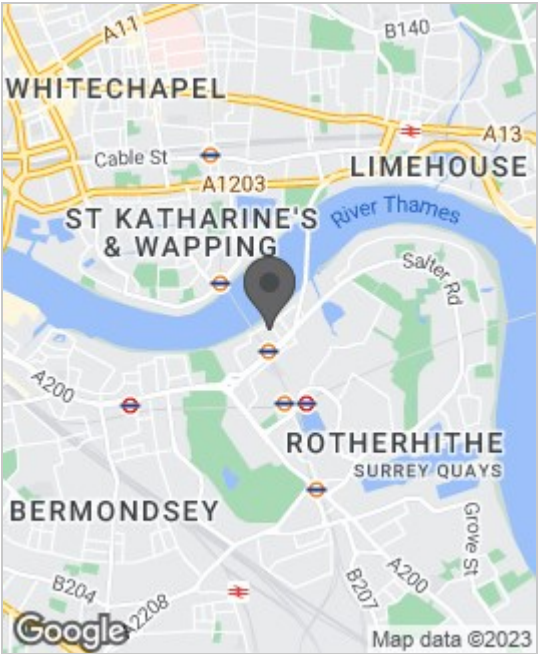
**Swan Road, London, SE16 4LH**

**Asking price £525,000**



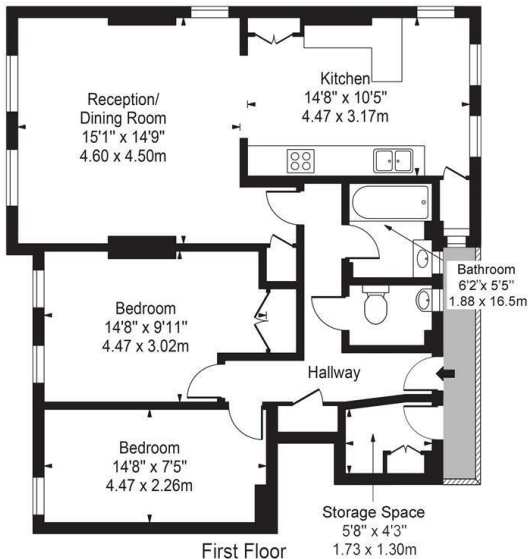
Immaculately presented and generous two double bedroom apartment in the heart of the historic Rotherhithe Village, steps from the River Thames and a short stroll from Rotherhithe as well as Canada Water underground and overground stations. The property benefits from a naturally bright triple aspect open plan living area featuring a contemporary kitchen with plenty of storage space, two spacious double bedrooms, a well kept bathroom, and a west facing balcony complimented by a generous store room.





Winchelsea House,  
Swan Road

Approx. Gross Internal Area 843 Sq Ft - 78.32 Sq M  
(Excluding Store)  
Approx. Gross Internal Area Of Store 26 Sq Ft - 2.42 Sq M



First Floor  
For Illustration Purposes Only - Not To Scale  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.