



## River Rise Close, London, SE8 5FT

A spacious sixth floor, one bedroom apartment located in Surrey Quays only a walk away from the overground station and Canada Water Underground Station. The apartments boasts a generous, open plan kitchen, dining and reception room with access to a private terrace, and a spacious double bedroom with a modern en-suite bathroom. Additional storage can be found in the hallway. The surrounding area features many local amenities such as shopping centre, cafes, supermarket, restaurants, bars, yoga studio as well as the picturesque South Dock.

Years on Lease - 991  
Annual Service Charge - £1623.64  
Annual ground Rent- £496  
Council Tax Band - C

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

- Very Generous One bedroom Apartment
- Naturally Bright
- Excellent Location
- Plenty of Storage space
- Private Balcony
- Good Transport Links
- Low Service Charge
- EWS1 Form Compliance

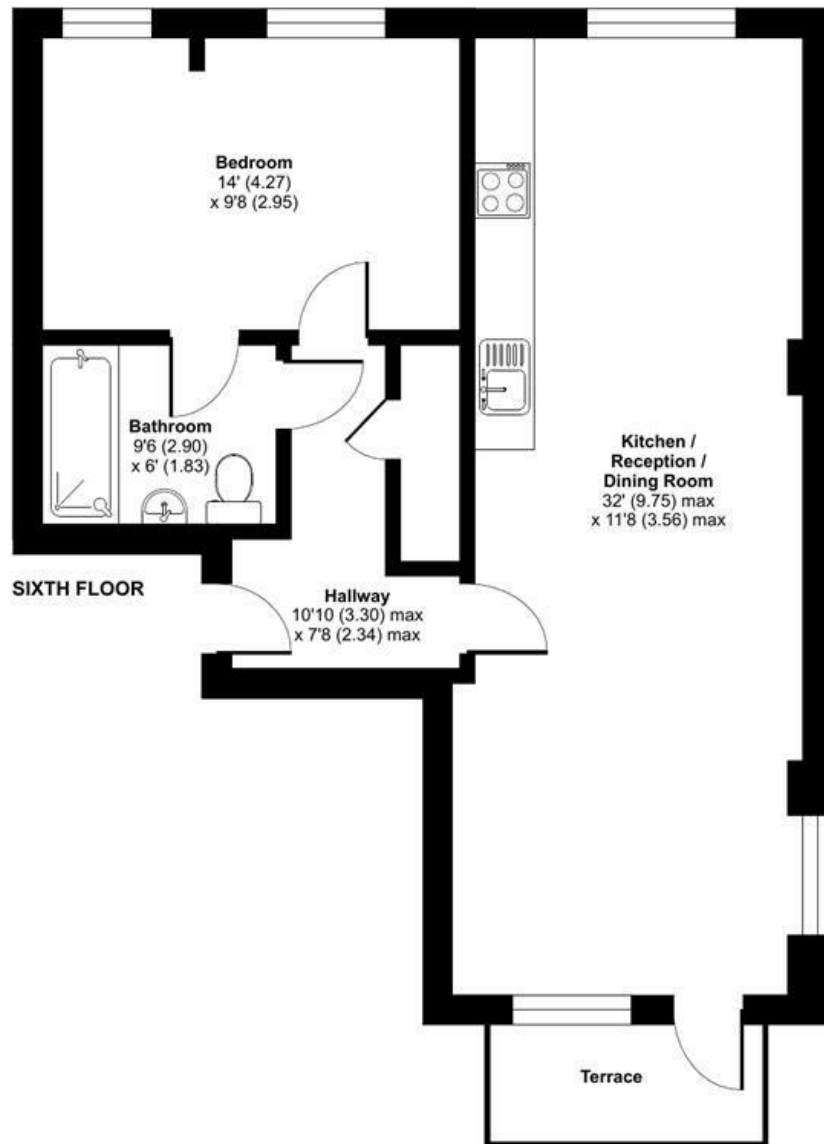
**Alex & Matteo**  
ESTATE AGENTS

**Offers in excess of £425,000**

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Approximate Area = 635 sq ft / 58.9 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). © nitchcom 2025. Produced for Alex & Matteo Estate Agents. REF: 1253497

| Energy Efficiency Rating                           |           |           |
|----------------------------------------------------|-----------|-----------|
|                                                    | Current   | Potential |
| Very energy efficient - lower running costs        |           |           |
| (92 plus) <b>A</b>                                 |           |           |
| (81-91) <b>B</b>                                   | <b>83</b> | <b>83</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        |           |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |           |           |