



## Wolfe Crescent, London, SE16 6SF

A generous four bedroom house in a quiet cul-de-sac, moments from Canada Water Station and the greenery of Stave Hill ecological park. On the ground floor are a double bedroom ensuite with plenty of storage space, a spacious garden ideal for al fresco dining and entertaining, the garage, and a guest lavatory. On the first floor are the separate kitchen, a dining room, and the naturally bright living room. Two spacious double bedrooms (one of which ensuite), and the stylish family bathrooms are on the second floor.

On the top floor is the master bedroom with its own bathroom and plenty of storage space. Situated moments from award-winning Stave Hill ecological park as well as the upcoming Canada Water Masterplan, the house is ideal for those wanting to escape the hustle and bustle of the city without giving up the privilege to live in the heart of London.

FREEHOLD

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

- Generous 4/5 Bedroom Town House
- Private Garden
- Garage
- Naturally Bright
- Three Bathrooms Plus One Guest Lavatory
- Moments from Canada Water Station
- Next to Stave Hill Ecological Park

**Alex & Matteo**  
ESTATE AGENTS

**Guide price £995,000**

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Approximate Area = 1728 sq ft / 161 sq m (includes garage)

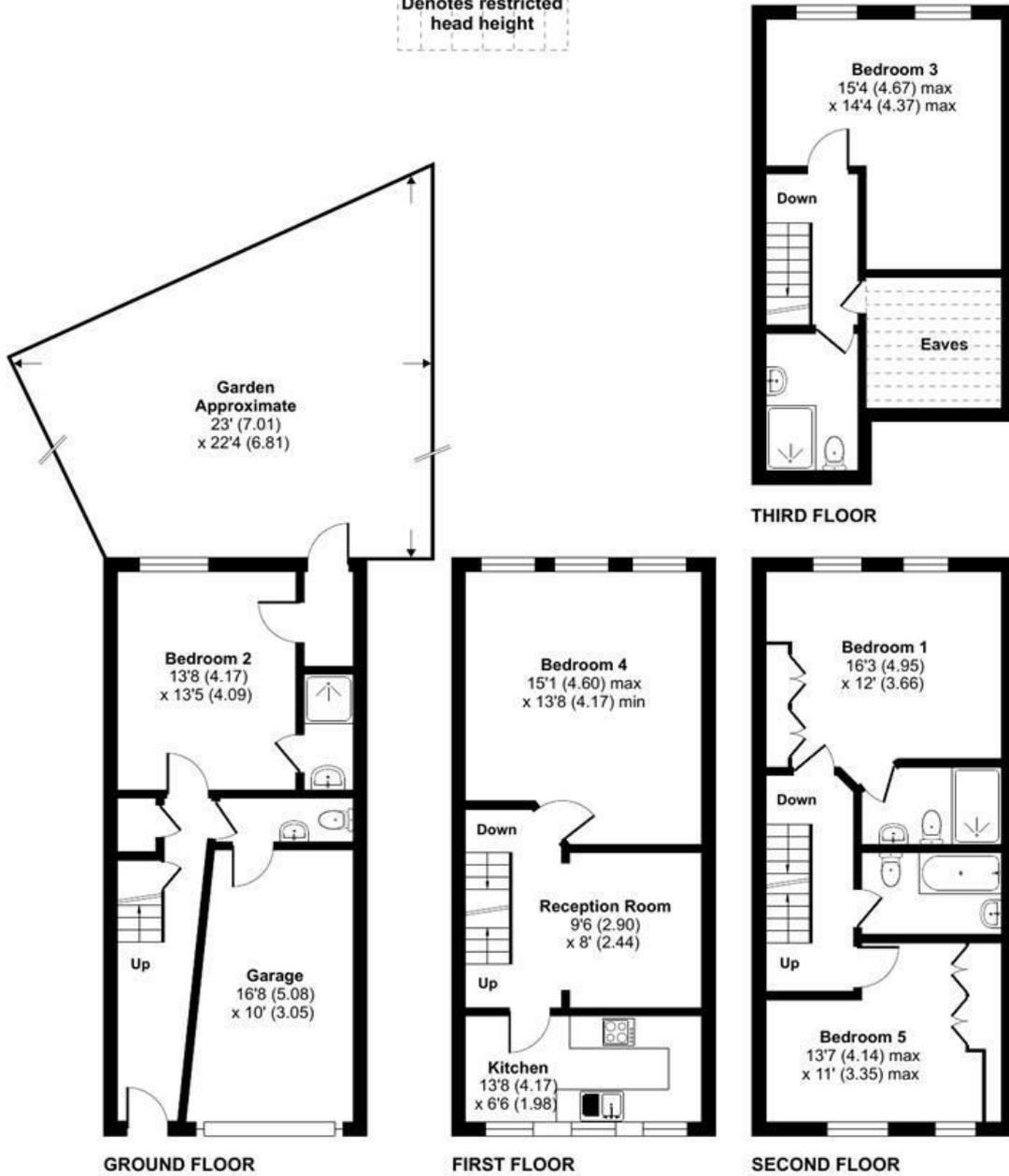
Limited Use Area(s) = 74 sq ft / 7 sq m

Total = 1802 sq ft / 168 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Alex & Matteo Estate Agents. REF: 865730

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	82
(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			
England & Wales		EU Directive 2002/91/EC	