



Alex & Matteo
ESTATE AGENTS



Somerford Way, London, SE16 6QN

A well-kept two bedroom house with a spacious private garden in a residential area of Rotherhithe.

The lower floor boasts a generous reception room with plenty of natural light and access to the private garden and a neat kitchen with plenty of storage space. The second floor features a tidy family bathroom and two double bedrooms, one fit with built in storage.

A short walk away from the greenery of Russia Dock Woodland along with a plethora of other local amenities such as gym, restaurants, bars and cafés. With access to bus routes, this house is ideal for those looking for a residential setting without sacrificing location.

- Spacious Private Garden
- Good Location
- A short Walk From Russia Dock Woodland
- Two Double Bedrooms
- Residential Location

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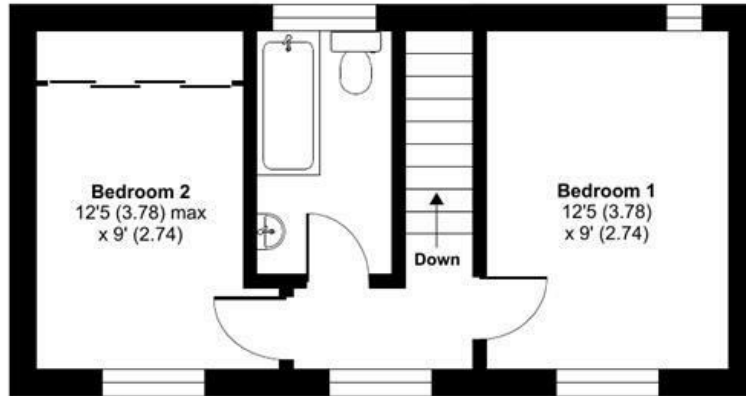
£2,300 Per month



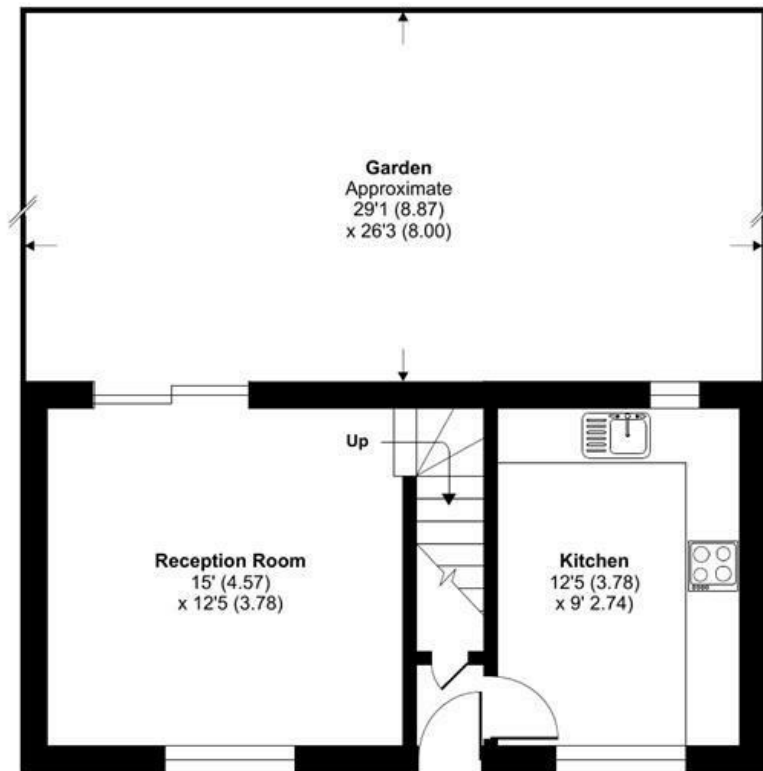
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Approximate Area = 640 sq ft / 59.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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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: 1110405

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		87	
(81-91) B			
(69-80) C			
(55-68) D	60		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	