

## River Rise Close, London, SE8 5FT

Guide price £400k - £425k. A sleek one bedroom, one bathroom sixth floor apartment located in a contemporary Surrey Quays development with low service charge.

The property features an open plan modern kitchen and reception room, with access to a private south-west facing balcony enjoying stunning uninterrupted city views. It also has a spacious double bedroom with floor to ceiling windows, a stylish bathroom and generous storage in the hallway.

The surrounding area boasts a plethora of local amenities such as supermarkets, restaurants, local delis, cafés and gyms. The apartment is only a walk away from Surrey Quays and Canada Water stations, and moments from the Greenland Pier with ferry access to Canary Wharf.

Years on Lease - 992  
Annual Service Charge - £1243.34  
Annual Ground Rent - £500

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

- Sixth Floor Apartment
- Low Service Charge
- South-West Private Balcony with Uninterrupted Views
- Close to Good Transport Links
- Plenty of Storage Space
- CHAIN FREE
- Bicycle Storage

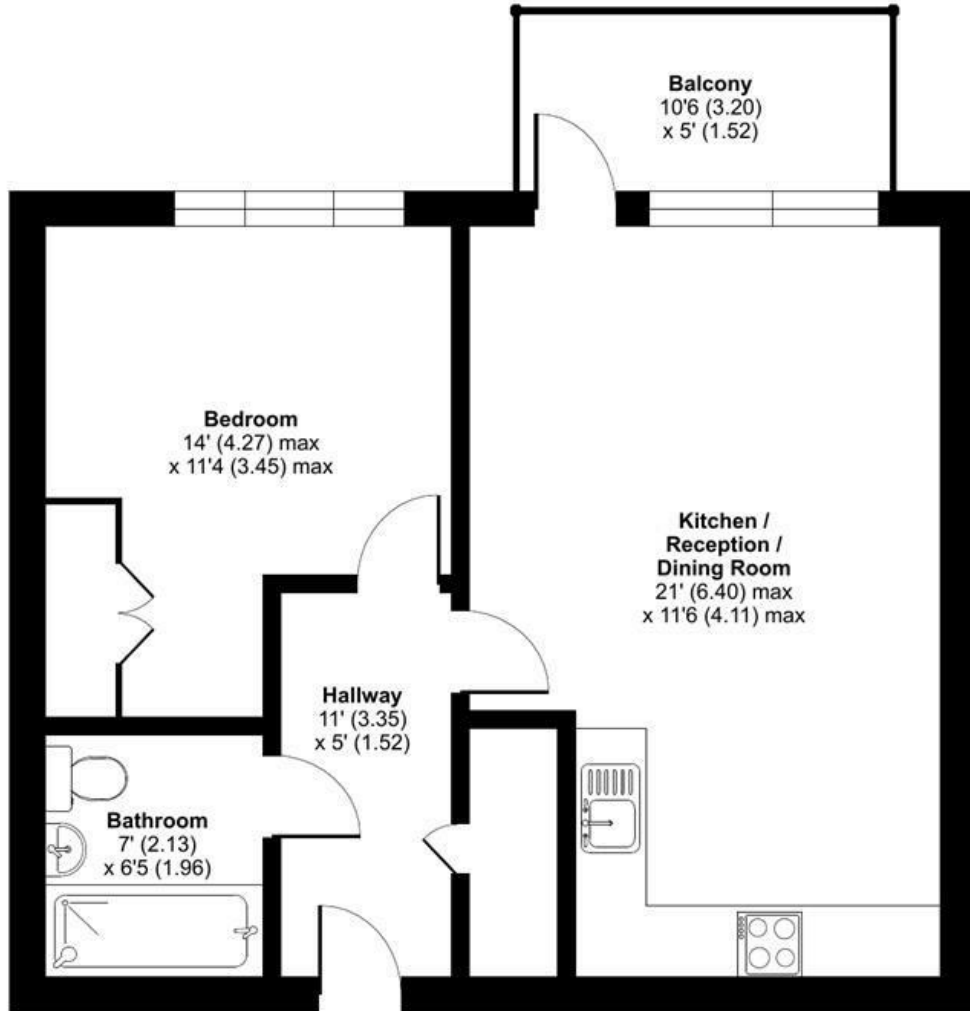
**Alex & Matteo**  
ESTATE AGENTS

**Offers in excess of £400,000**

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Approximate Area = 536 sq ft / 49.7 sq m

For identification only - Not to scale



SIXTH 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: 1169048

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	85
(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	