



## Adams Gardens Estate, London, SE16 4JH

Immaculately presented three bedroom maisonette 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 open plan living area featuring a contemporary kitchen with plenty of storage space, and a contemporary recently refurbished bathroom downstairs. Upstairs are two spacious double bedrooms (one with a view of Tower Bridge and the Shard) and a smaller double bedroom currently used as an office. A plethora of independent pubs, cafes and restaurants as well as iconic St Mary's Church are just round the corner. Canada Water Regeneration Project is just moments away.

Council Tax Band C

Leasehold

106 years left on the lease

Service Charge: £1274.27 per annum

Ground Rent: £10 per annum

Figures may vary. Please double check all figures with your conveyancer.

**£499,500**

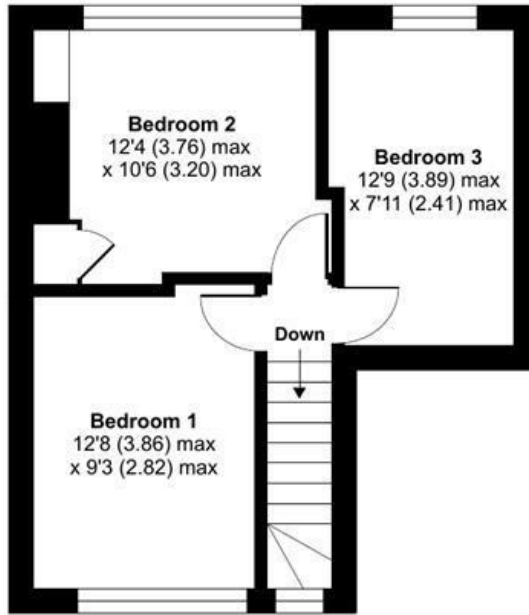
- Three Bedroom Maisonette Spread Over Two Floors
- Modern Kitchen
- Stylish Bathroom
- Sought After Location
- Plethora of Local Amenities Nearby
- Short Stroll from Canada Water Masterplan Project
- Tranquil and Pictoresque Setting
- Moments from Overground and Underground Stations

**Alex & Matteo**  
ESTATE AGENTS

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Approximate Area = 734 sq ft / 68.1 sq m

For identification only - Not to scale



THIRD FLOOR



SECOND FLOOR



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: 963809

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>			
(55-68) <b>D</b>		62	71
(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	