



**Alex & Matteo**  
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## Acorn Walk, London, SE16 5DY

Guide price £325,000 to £350,000

A spacious one bedroom apartment located in the peaceful Rotherhithe.

The apartment boasts a generous naturally bright living room with access to a private balcony, separate modern kitchen, a large double bedroom with built-in storage, and a stylish bathroom.

The surrounding area features a plethora of local amenities such as restaurants, bars, and convenience store; as well as being a short walk away from both Rotherhithe Pier, with ferry access to Canary Wharf, good bus links into central London, and the greenery of Stave Hill Ecological Park.

Years On Lease - 85 to be extended to 999

Annual Service Charge - £2,002.20

Annual Ground Rent - Peppercorn

Council Tax Band - C

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

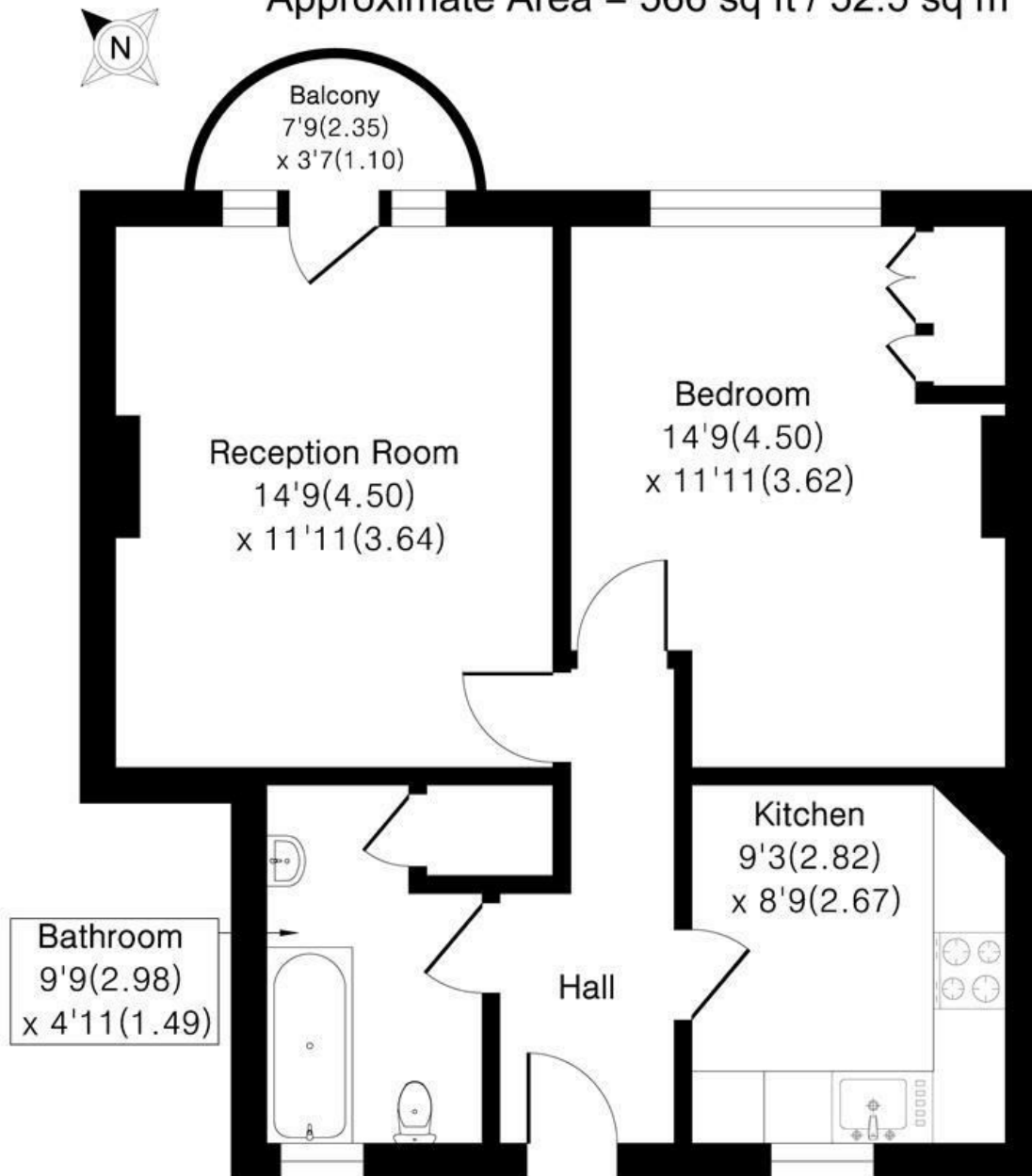
- Chain Free
- Spacious One Bedroom Apartment
- Naturally Bright
- Private Balcony with Thames Views
- Car Parking Space
- Excellent Location
- 999 Lease (extension in process)
- Good Transport Links

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# Cherry Court SE16

Approximate Area = 566 sq ft / 52.5 sq m



## First Floor



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential).  
Produced for Alex & Matteo Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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		