



## Lavender Road, London, SE16 5DZ

Nestled between the City and Canary Wharf is this newly refurbished and architecturally designed unique three bedroom home.

With picturesque Lavender Pond Nature Reserve and the river Thames on your doorstep, the property boasts a very generous and naturally bright open plan living area featuring cleverly designed skylights, a contemporary kitchen with hard wood pine worktop and all mod cons, a very secluded and easy to maintain back garden, and a guest lavatory downstairs.

On the first floor are the first two bedrooms with plenty of storage space and the family bathroom. On the top floor is the generous master bedroom complimented by an ensuite rain shower room, a Juliet balcony enjoying forever green views, and a walk-in wardrobe.

Additional benefits includes a landscaped front porch, car parking and a private garage.

The property is located moments from a plethora of local amenities including Coop grocery shop less than five minute walk away, and within walking distance of Rotherhithe and Canada Water stations. The Nelson Pier for a 5 minute commute to Canary Wharf by ferry is a short stroll from the property.

- High-Spec Newly Refurbished Three Bedroom House
- Bespoke Designed Kitchen
- Naturally Bright Open Plan Living Area with Underfloor Heating
- Downstairs Guest Room + Family Bathroom + Ensuite Bathroom
- Private Garage and Off Street Parking
- Private and Not Overlooked Garden plus Front Patio
- Scope for Garage Conversion

**Alex & Matteo**  
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**Offers in excess of £795,000**

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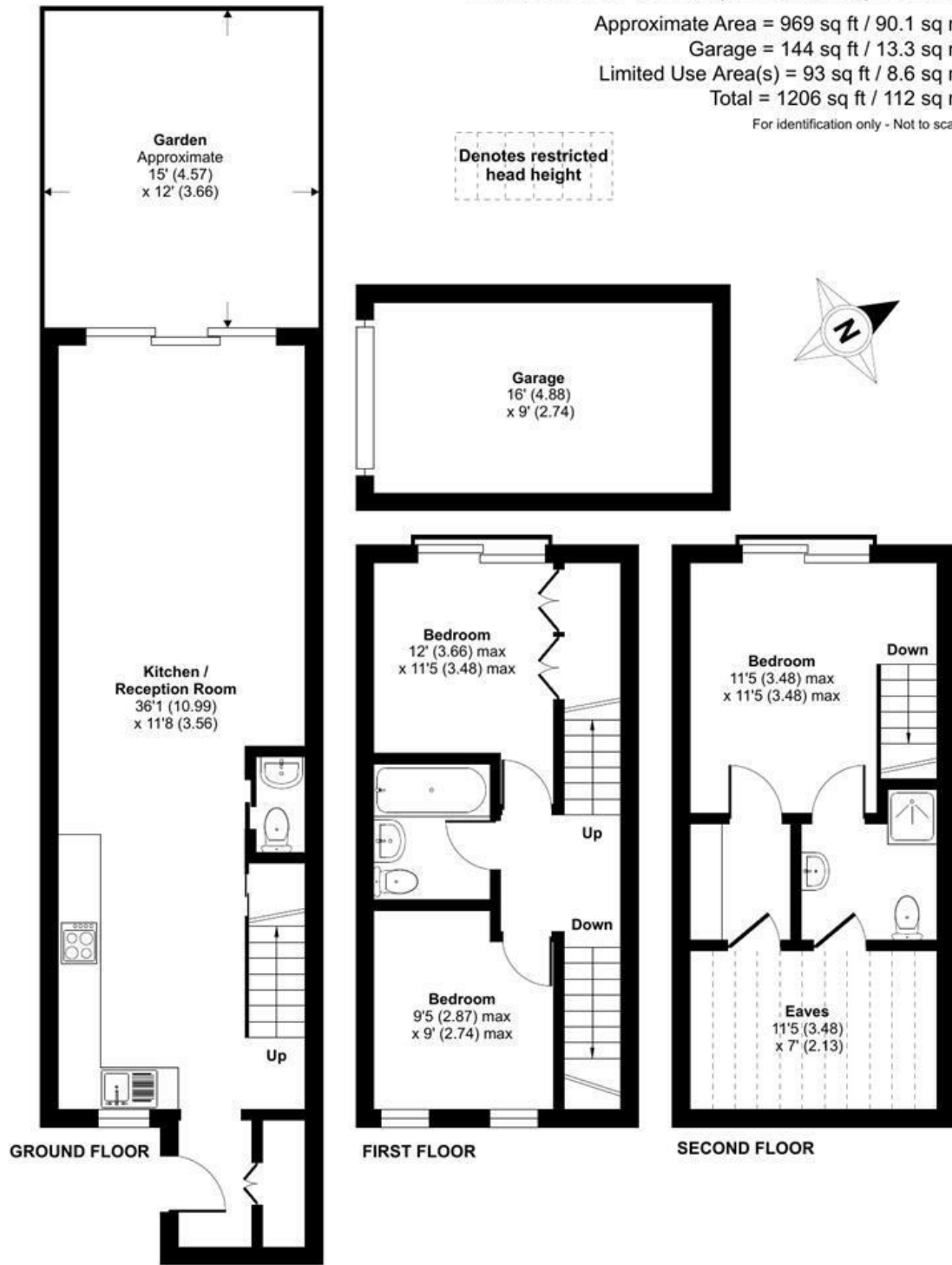
Approximate Area = 969 sq ft / 90.1 sq m

Garage = 144 sq ft / 13.3 sq m

Limited Use Area(s) = 93 sq ft / 8.6 sq m

Total = 1206 sq ft / 112 sq m

For identification only - Not to scale



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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 2023. Produced for Alex & Matteo Estate Agents. REF: 1053923

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 88        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 72      |           |
| (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<br>EU Directive 2002/91/EC  |         |           |