



## Albion Estate Swan Road, London, SE16 7DL

### £420,000 Leasehold



Nestled on the charming Swan Road in London, this delightful flat offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or professionals seeking a spacious living environment. The flat features a welcoming reception room, providing a lovely space for relaxation or entertaining guests.

The property boasts a modern bathroom, ensuring that your daily routines are both comfortable and efficient. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

One of the standout features of this flat is its proximity to Canada Water Jubilee Line station, which is just a short stroll away. This excellent transport link makes commuting to central London and beyond a breeze, allowing you to enjoy the vibrant city life while residing in a quieter neighbourhood.

In summary, this flat on Swan Road presents a wonderful opportunity for those looking to settle in a well-connected area of London. With its spacious bedrooms, inviting reception room, and convenient access to public transport, it is a property that truly deserves your attention.

- THREE DOUBLE BEDROOM
- GROUND FLOOR
- MOMENTS FROM CANADA WATER JUBILEE STATEION
- MODERN KITCHEN
- REMAINING LEASE 89 YEARS
- NO ONWARD CHAIN

### Viewing

Please contact our Oppida Estates Ltd Office on 0207 232 2222 if you wish to arrange a viewing appointment for this property or require further information.





| 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>                            | 69      | 76                      |
| (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                             |         | EU Directive 2002/91/EC |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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