



## 216 Neckinger Estate, London, SE16 3QG

Nestled within the vibrant Neckinger Estate in London, this charming flat offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in the heart of the city.

The flat features a welcoming reception room, perfect for relaxation or entertaining guests. The space is filled with natural light, creating a warm and inviting atmosphere. The bathroom is thoughtfully designed,

Living in the Neckinger Estate means you are surrounded by a lively community and have easy access to local amenities. The area boasts excellent transport links, making it simple to explore all that London has to offer. Whether you are commuting to work or enjoying a day out, you will find that this location is both practical and enjoyable.

This flat presents a wonderful opportunity for those looking to make their home in one of London's dynamic neighbourhoods. With its appealing layout and prime location, it is a property not to be missed.

**Offers In The Region Of £400,000 Leasehold**

## Hallway

Via hardwood door, storage cupboard, gas radiator, laminated flooring.

## Separate WC

Low level W/C, tiled flooring.

## Bathroom

Pedestal wash hand basin, panel bath with shower attachment, tiled flooring.

## Kitchen

9'5" x 6'8" (2.87 x 2.03)

Double glazed windows to rear, inset single drainer one bowl sink unit with mixer tap, oven and with extractor hood, plumbing for washing machine, a range of matching wall of base units, tiled flooring

## Lounge

14'2" x 13'4" (4.32 x 4.06)

Double glazed window to rear, door to private balcony, gas radiator, laminated flooring.

## Bedroom one

11'2" x 9'6" (3.40 x 2.90)

Double glazed windows to front, gas radiator storage cupboard, laminated flooring.

## Bedroom two

12'4" x 9'4" (3.76 x 2.84)

Double glazed windows to front, gas radiator, laminated flooring.



| 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>  |                    |                         |           |
| (39-54) <b>E</b>  |                    |                         |           |
| (21-38) <b>F</b>  |                    |                         |           |
| (1-20) <b>G</b>   |                    | <b>1</b>                | <b>1</b>  |
| Not energy efficient - higher running costs                     |                    |                         |           |
| <b>England &amp; Wales</b>                                      |                    | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |                    | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) <b>A</b> |                         |           |
| (81-91) <b>B</b>  |                    |                         |           |
| (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>   |                    | <b>1</b>                | <b>1</b>  |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                    |                         |           |
| <b>England &amp; Wales</b>                                      |                    | EU Directive 2002/91/EC |           |