



Midship Close, Rotherhithe SE16

A beautifully kept 1,473sqft house, located in a quite close, easily accessible to the stations and excellent local primary schools. It has a sizable south-west facing garden with rear access, a separate kitchen-diner, two bathrooms, guest WC, utility room, garage, a driveway and scope for enlarging further.

- Four double bedrooms
- Two bathrooms & guest WC
- 1,473sqft / 136.8sqm
- South-west facing garden
- Garage & driveway
- Bespoke kitchen cabinetry
- Potential for enlarging
- EPC rating: C

£949,950

Urban Patchwork

Unit B, Ensign House, Rope Street, London, SE16 7EX · 020 7043 2348 · www.urbanpatchwork.co.uk

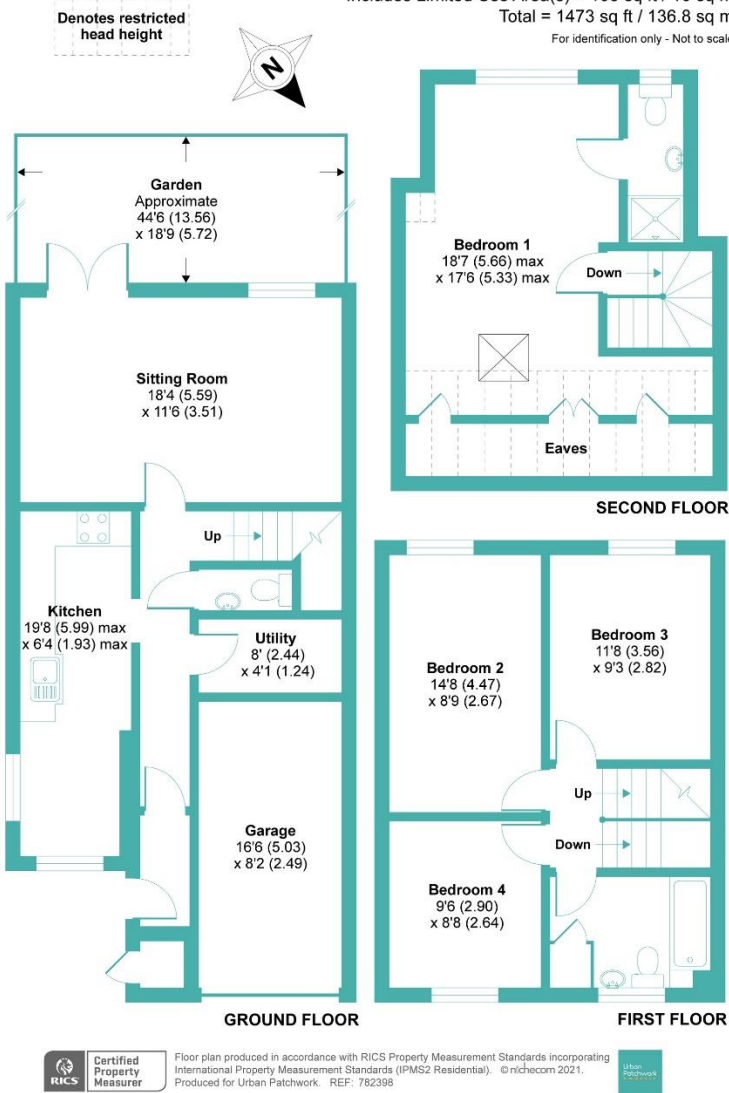
This freehold home radiates a wonderfully relaxed vibe with its superb layout offering plenty of living space downstairs and spacious bedrooms upstairs. On the ground floor there is a guest WC, utility room, an extended separate kitchen-diner with high-quality bespoke wood cabinets and granite worktops and the full-width living room with direct access through the patio doors to the rear garden. On the first-floor there are the three double bedrooms (all with attractive wooden shutters) and the main bathroom with window. The bright top-floor loft conversion was added in 2012 and includes a huge bedroom, ensuite shower room and lots of storage in the eaves.

This family home is located on the Rotherhithe peninsula between Surrey Water and Russia Dock Woodland, within a ten-minute walk to both Canada Water and Rotherhithe stations. It is also near to three well regarded primary schools including Redriff. Additional features include gas central heating, modern double glazing throughout, an outside lockable store cupboard, superfast broadband availability. There is also the obvious potential for a rear extension and garage conversion.

There are an ever-increasing number of things to do in the area, from getting a bite to eat at the food stalls at Deal Porter Square or the Italian Canada Water Cafe to an evening drink at Leadbelly's or the Mayflower riverside pub. The wider area also offers some respite from urban life with the docks, green spaces and river providing plenty of open areas.

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Approximate Area = 1365 sq ft / 126.8 sq m (includes garage)
Includes Limited Use Area(s) = 108 sq ft / 10 sq m
Total = 1473 sq ft / 136.8 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		