



Old Canal Mews, London, SE15 6NX

Guide Price: £500k to £520k. Located within a small, gated mews steps from the greenery of Burgess Park, is this immaculately presented and full of character two-bedroom, two bathroom apartment. The property boasts a spacious living area with a Juliet balcony that overlooks a beautifully landscaped garden area, a sleek, modern and fully equipped kitchen, generous master bedroom with en-suite, a generous double bedroom with built in storage space, and a well-kept family bathroom. A plethora of local cafes, restaurants and independent shops are just round the corner. Tesco and Asda superstores together with many other retailers are within walking distance. The apartment is ideal for those wanting to escape the hustle and bustle of the city without giving up the privilege to live in the heart of London.

-Years left on lease: 977
 -Annual service charge: £960
 -No ground rent

Council tax 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.

- Boutique Mews Development
- Chain Free
- Modern Kitchen
- Juliet Balcony Overlooking Beautiful Landscaped Park
- Long Lease
- Short Stroll From Burgess Park and Plethora of Local Amenities
- Hyperoptic Fast Internet Connection

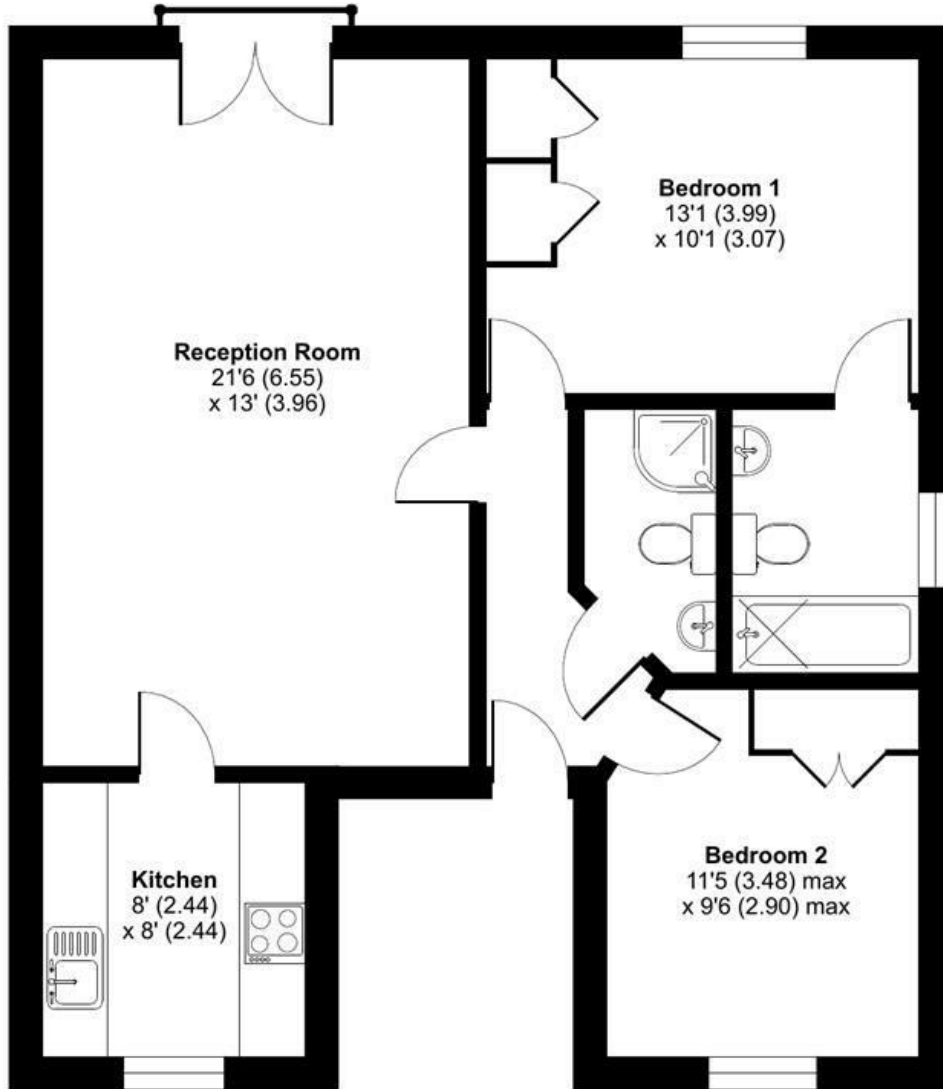
Alex & Matteo
 ESTATE AGENTS

Guide price £500,000

Old Canal Mews, SE15

Approximate Area = 727 sq ft / 67.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Alex & Matteo Estate Agents. REF: 1096056

Energy Efficiency Rating

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