



Swan Road, London, SE16 4NQ

Guide Price £500,000-£525,000

A unique two bedroom apartment overlooking the River Thames, located in the heart of the historic Rotherhithe Village, a short stroll from Rotherhithe as well as Canada Water underground and overground stations.

Part of a characterful period development, the property boasts a spacious open plan living area, a generous kitchen with plenty of built-in storage, a well-kept family bathroom, two double bedrooms, and dressing room which could be also used as a small bedroom. The apartment has plenty of natural lighting throughout. The property is conveniently located steps from the River Thames as well as a plethora of other local amenities such as Brunel museum, the iconic Mayflower Pub, convenience stores and independent cafes.

Years on lease - 90 years
Annual Service Charge - £1932
Annual Ground Rent - £10
Council Tax Band - C

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.

- Unique Apartment Overlooking the River Thames
- Two Double Bedrooms Plus Dressing Room / Guest Room
- Tranquil and Characterful Rotherhithe Village
- Short Walk from Underground and Overground Stations
- Plenty of Storage Space
- Naturally Bright

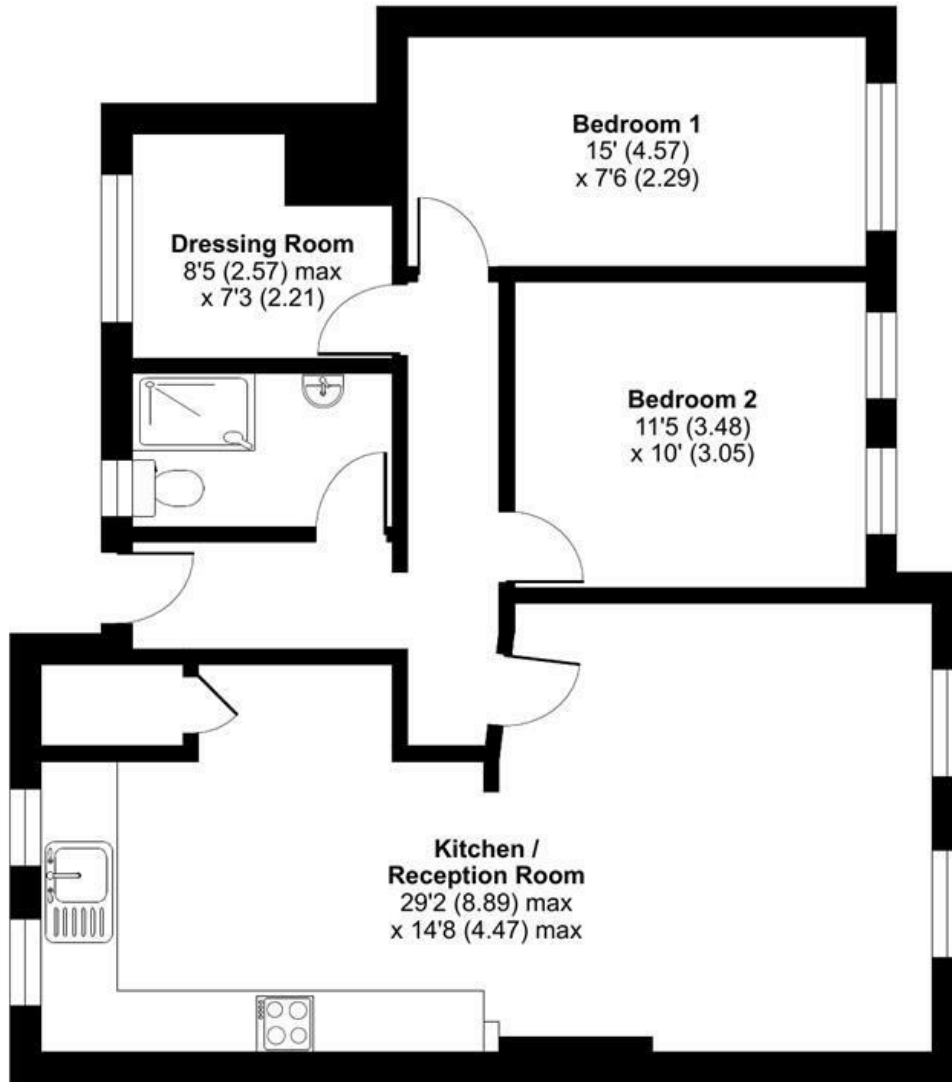
Alex & Matteo
ESTATE AGENTS

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Approximate Area = 837 sq ft / 77.8 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: 1129487.

