



Clifton Place, SE16 7DB

Guide Price £450,000 to £475,000. A stylish two bedroom maisonette with private garden located in the heart of Rotherhithe Village, in a tranquil residential setting. Only a short walk away from the overground station, Canada Water station and the River Thames.

The first floor boasts an open plan reception with a modern kitchen, a separate office area / guest bedroom and a stylish bathroom. Two double bedrooms can be found on the top floor, both with built in storage. The property also benefits from a generous garden with a shed, and allocated car parking space.

This unique maisonette is only a short stroll from up and coming Canada Water Masterplan, along with a plethora of local amenities including independent cafes, restaurants, pubs and the iconic Brunel Museum.

Years on lease - 962
Annual Service Charge - £40
Annual Ground Rent - £120
Council Tax Band - B

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 Two Bedroom Maisonette
- Spacious Private Pation Garden
- Additional Office Space / Guest Room
- Excellent Transport Links
- Modern Kitchen
- Plenty of Storage
- Naturally Bright
- Tranquil and Picturesque Setting
- Allocated Car Parking Space

Alex & Matteo
ESTATE AGENTS

Price guide £450,000



Clifton Place, London, SE16

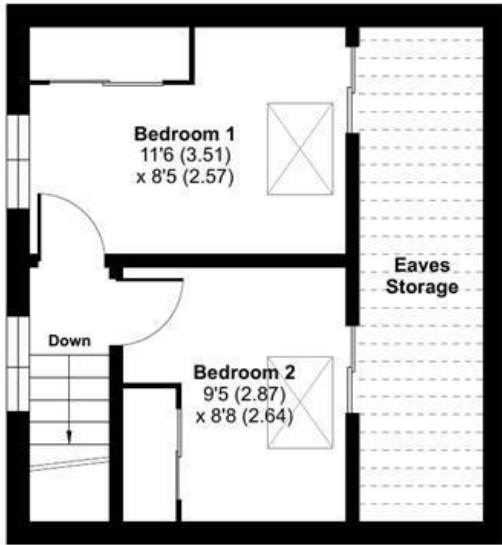
Approximate Area = 534 sq ft / 49.6 sq m

Limited Use Area(s) = 96 sq ft / 8.9 sq m

Shed = 86 sq ft / 7.9 sq m

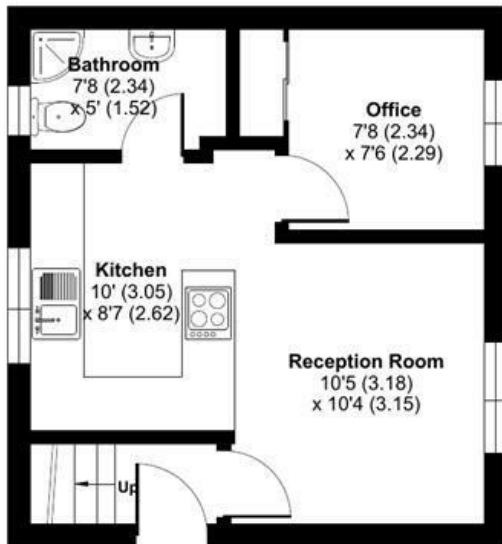
Total = 716 sq ft / 66.4 sq m

For identification only - Not to scale

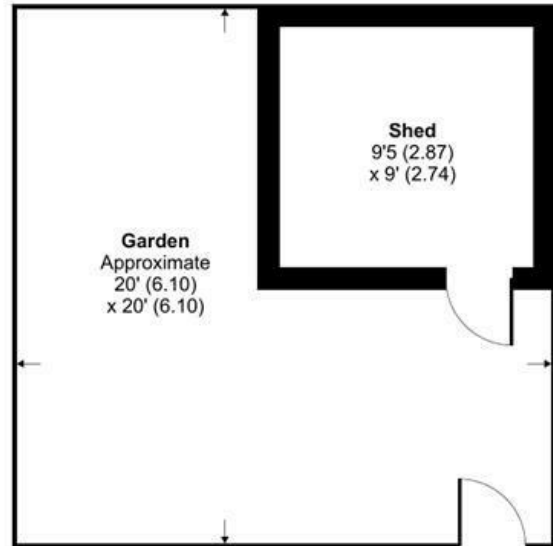


SECOND FLOOR

Denotes restricted head height



FIRST FLOOR



Certified Property Measurer

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: 1161295

