



Adams Gardens Estate, London, SE16 4JG

Offers in excess of £285,000

Located in the heart of sought-after Rotherhithe Village, moments from the River Thames and Rotherhithe Station is this well kept one bedroom apartment. Part of a tranquil residential setting, the property boasts a naturally bright living room, a modern kitchen, the double bedroom with plenty of storage space, and a good size bathroom. A plethora of independent pubs, cafes and restaurants as well as iconic St Mary's Church are just round the corner. Canada Water station and British Land Regeneration Project are just moments away as well as the greenery of Southwark Park.

Service Charge: £1519 per annum
Ground Rent: £10 per annum
Years Left on the Lease: 103
Council Tax Band: B

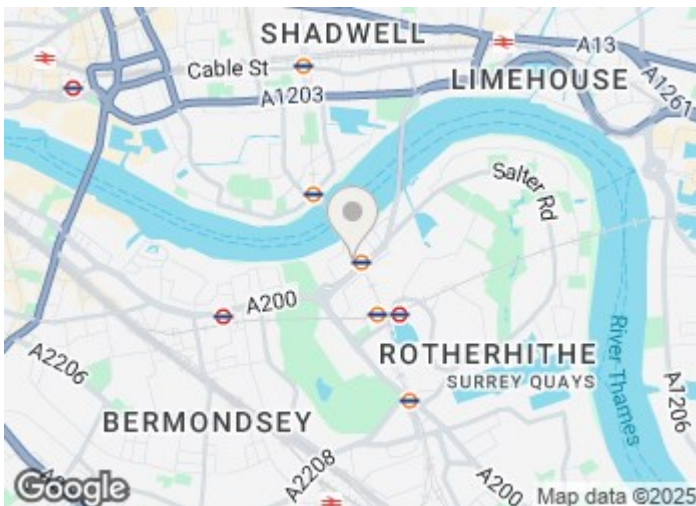
Council tax and, where applicable, lease information, service charges and ground rent, floor size are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

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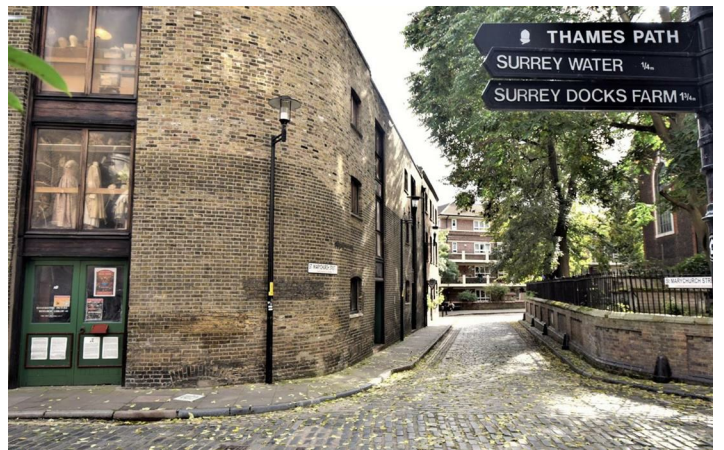


- Chain Free
- Moments from Rotherhithe and Canada Water Stations
- Picturesque Rotherhithe Village
- Great Opportunity for First Time Buyers
- Naturally Bright Living Room
- Tranquil Setting
- Separate Kitchen
- Close to Canada Water station and British Land Regeneration Plan
- Residents parking Available



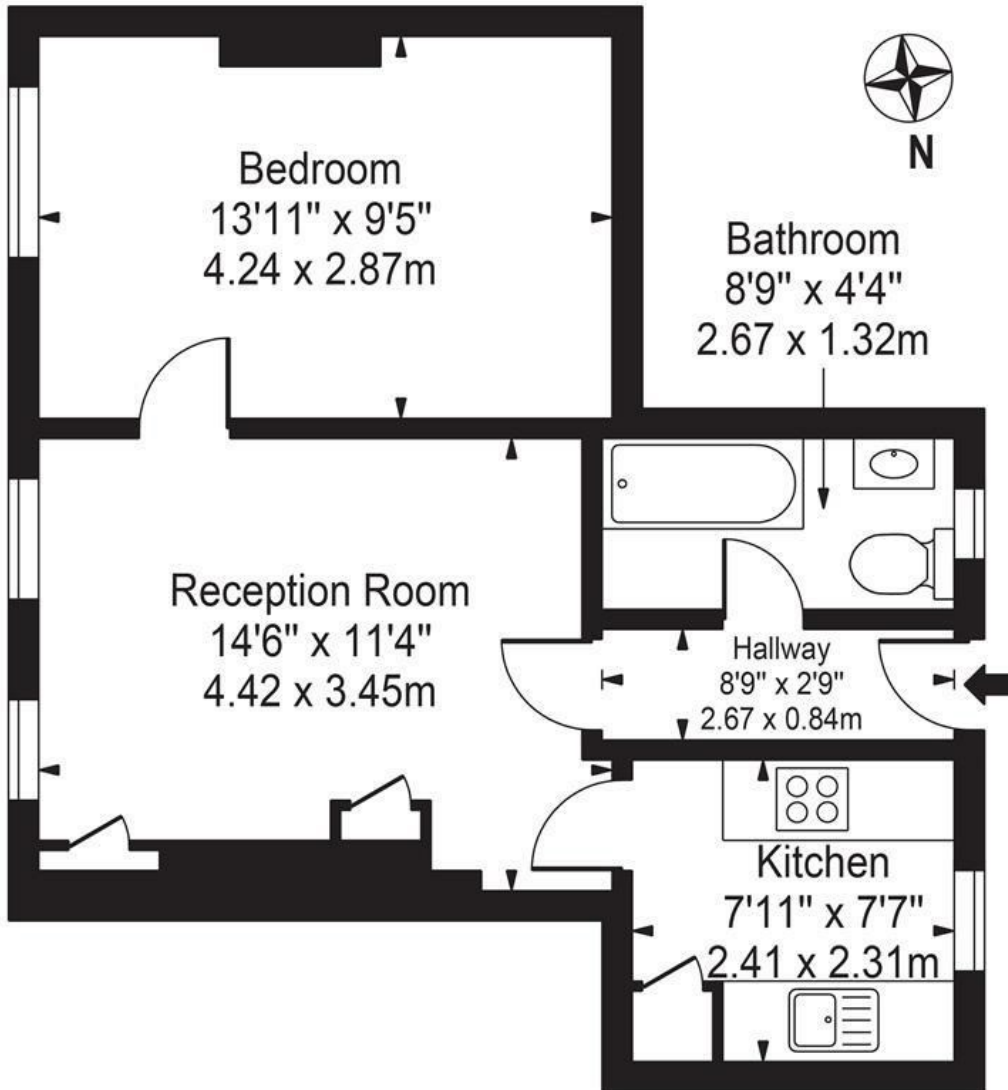
Directions

T. 0203 983 1833



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Approx. Gross Internal Area 427 Sq Ft - 39.67 Sq M



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.