



Ann Moss Way, London, SE16 2TL

Guide Price £325,000 to £350,000. A spacious one bedroom, top floor apartment located in a quiet cul-de-sac only a short walk from the greenery of Southwark Park and Canada Water Station.

The apartment boasts a generous reception room, separate modern kitchen, a double bedroom with built in storage and a stylish bathroom. Additional storage can be found in the hallway.

The surrounding area has plenty of local amenities such as bus links to central London, local restaurants, cafes, supermarket, library, theatre, and this apartment is near the Canada Water Masterplan.

Years on Lease - 167

Annual Service Charge - £2752

Annual Ground Rent - Peppercorn

Council Tax Band - B

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

- Spacious One Bedroom Apartment
- Featuring Southwark Park View
- Tranquil Setting - Small Block of 6 Private Apartments
- Designated Off Street Parking
- Good Transport Links
- Surrounded by Local Amenities
- Located Near the Canada Water Masterplan
- Separate Kitchen
- Plenty of Storage

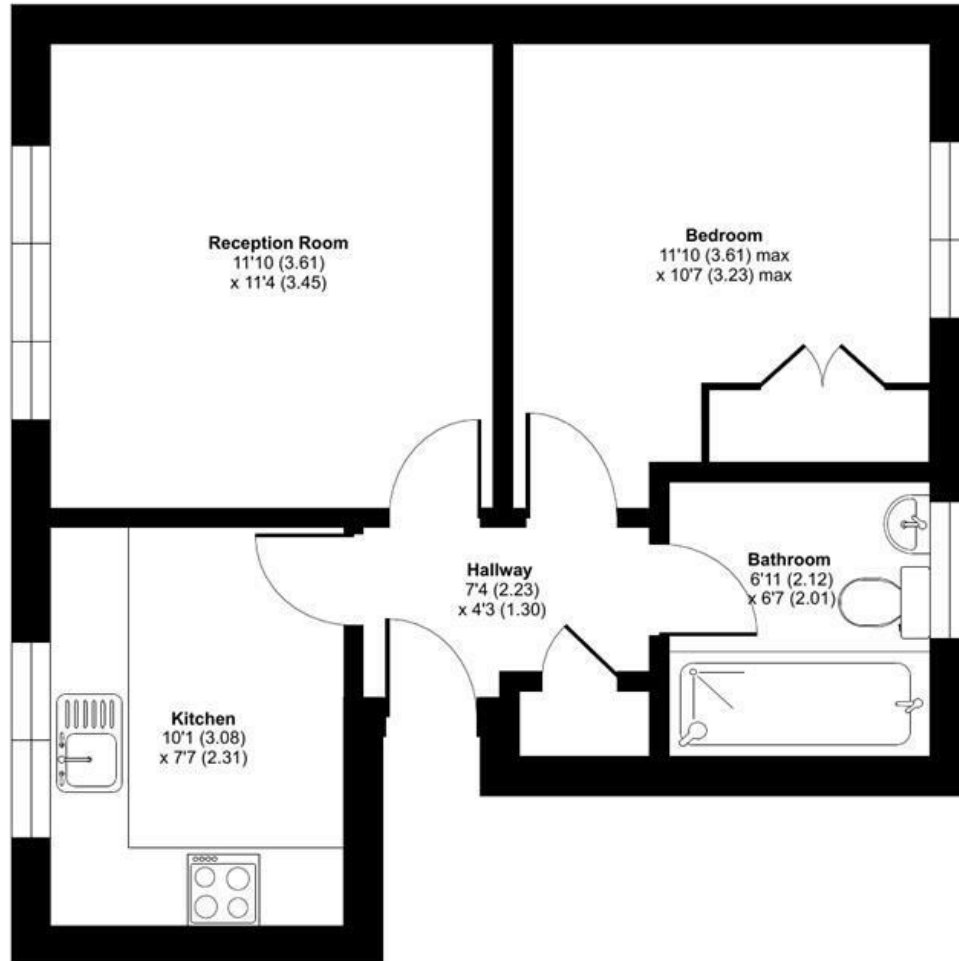
Alex & Matteo
ESTATE AGENTS

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Approximate Area = 434 sq ft / 40.3 sq m

For identification only - Not to scale



SECOND FLOOR

Alex & Matteo
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Alex & Matteo Estate Agents. REF: 1251485

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(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	