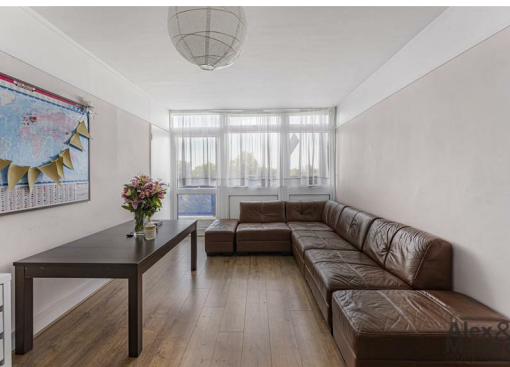




## John Kennedy House, SE16 2QE

Clients looking for a hassle free completion: only Cash Buyers will be considered.

A generous two bedroom maisonette, located moments from Surrey Quays and Canada Water overground / underground stations offering excellent transport links across London. The first floor of the property features a large reception room with access to a spacious balcony, and a well-kept kitchen with plenty of storage. The second floor boasts two well-sized double bedrooms and a tidy family bathroom. Additional storage can be found in the hallway.

The apartment is surrounded by a plethora of local amenities such as local restaurants, markets, shopping centre, bars, and the greenery of Southwark Park. The property also benefits from being conveniently located near the Canada Water Masterplan.

Exclusive Deal for Cash Buyers. Please note some mortgage lenders might consider offering a mortgage on the property in subject, however only cash buyers will be considered.

Years on Lease - 117  
Annual Service Charge - £2433.78  
Annual Ground Rent - £10  
Council Tax Band - B

Council tax, property size 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.

- Generous Two Bedroom Maisonette
- Exclusive Deal for Cash Buyers
- Excellent Transport Links
- Conveniently Located near the Canada Water Masterplan
- Naturally Bright

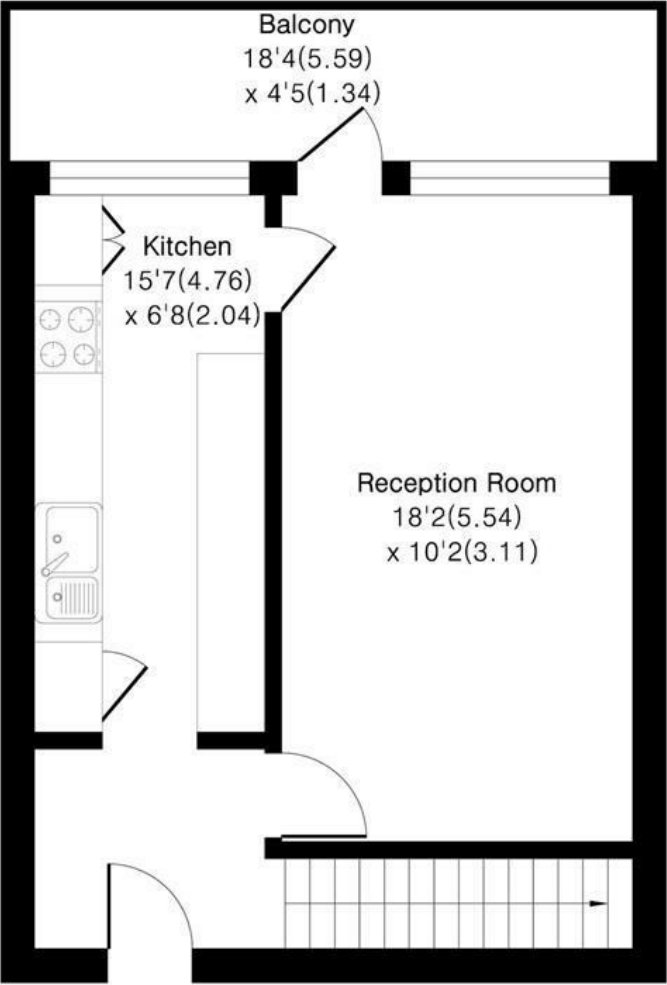
**Alex & Matteo**  
ESTATE AGENTS

**Offers in excess of £275,000**

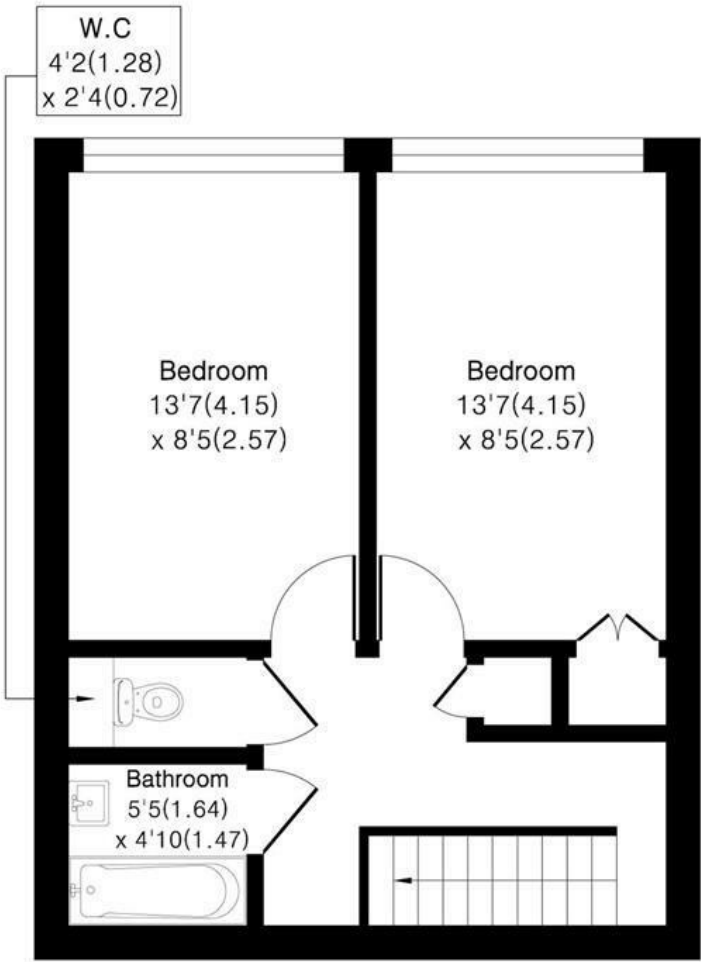


# John Kennedy House SE16

Approximate Area = 762 sq ft / 70.8 sq m



Fourth Floor



Fifth Floor

Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential).  
Produced for Alex & Matteo Estate Agents.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   | 82      | 82        |
| (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                     |         |           |