

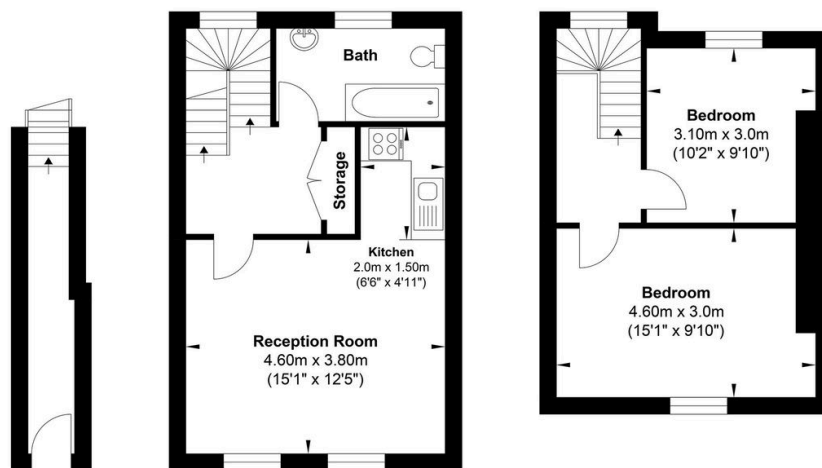
Lower Road, Southwark, SE8

Offers Over £425,000

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- No Onward Chain
- Two Double Bedrooms
- Surrey Quays Station Nearby
- Your Own Private Entrance
- Open Plan Lounge/Kitchen
- Plenty of Storage
- Close to Southwark Park
- Guide Price £425,000 - £450,000



Ground Floor

First Floor

Second Floor

Gross Internal Floor Area : 70.00 m2 ... 753 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Please Quote Ref DG 0640. No Onward Chain. An immaculately presented two double bedroom maisonette with your own private entrance on Lower Road SE8 5DJ. This spacious property is located on the first and second floors of a converted Victorian mid-terrace house and offers a perfect blend of classic charm and modern convenience.

Entrance -You enter in to a welcoming tiled entrance hall with underfloor heating, that leads you to the staircase up to the first floor.

First Floor - With an Open Plan Kitchen and Reception Room: This spacious area boasts teak parquet flooring, seamlessly integrating the fitted kitchen and living area and is a space ideal for entertaining or relaxing.

Modern Bathroom: Enjoy the fresh, modern design of the beautifully tiled bathroom, providing a tranquil space for your daily routines.

Second Floor - The Two Double Bedrooms are carpeted, offering comfortable spaces for rest and relaxation.

Landing with Storage: The first-floor landing features a handy storage cupboard housing a washer dryer, keeping your living space tidy and clutter-free.

Modern Amenities: The property includes a combi boiler with gas central heating and double-glazed windows in all rooms, ensuring warmth and energy efficiency.

Shopping and Dining - Surrey Quays Shopping Centre: Just a short walk away, this shopping centre offers a variety of stores for all your shopping needs.

Restaurants and Cafes: Lower Road and the surrounding areas are dotted with an array of dining options. Enjoy diverse cuisines from local favorites like the Canada Water Café, which offers delicious brunches, to Plough Way Café, known for its Italian delicacies.

Parks and Recreation

Southwark Park: A lovely green space nearby, perfect for weekend strolls, picnics, and outdoor activities. The park features a beautiful lake, a café, and various sports facilities.

Greenland Dock: Explore the picturesque waterfront, where you can enjoy activities like kayaking, sailing, and tranquil walks along the dock.

Transport Links

Surrey Quays Overground Station: Just a short walk from your doorstep, providing easy access to the Overground network, connecting you to various parts of London.

Canada Water Tube Station: Also within walking distance, this station offers Jubilee Line services, making your commute to central London and other

Viewing is highly recommended to fully appreciate the unique charm and excellent condition of this maisonette.

Leasehold - 89 years remaining.

Service Charge £786 per annum.

Ground Rent £150 per annum.

Council Tax Band B London Borough of Southwark

EPC C