



Sovereign Crescent

SE16 5XH

Asking Price £1,100,000

A beautiful four-bedroom freehold house with a private garden, garage, and potential for further development, located in a sought-after private development along the Thames River.

CHESTERTONS



Sovereign Crescent

SE16 5XH

- Four bedrooms | Two Bathrooms
- Spectacular River Thames views
- Integrated kitchen appliances
- Garage included
- Off road and allocated parking
- Within 2km from Rotherhithe station and Surrey Quays station



Upon walking into the house, you are welcomed into a bright reception room which boasts the most incredible views along the Thames through its feature floor-to-ceiling window. Just behind the reception room is a dining area and kitchen/breakfast room, creating a sociable entertaining space.

The first floor is home to three bedrooms - two of which being doubles with built-in storage in both and an en-suite shower room off the principal and a further family bathroom. The two bedrooms to the front of the house enviably benefit from river views.

On the lower ground floor, you will find a versatile room that might be used as either a fourth bedroom or home office, plus a WC, a utility room and a garage. The house is further complimented by a private South-facing rear garden.

Sovereign Crescent is superbly situated with an abundance of schools, parks and travel links nearby.

The Thames Clipper boat service provides efficient access to the City and Canary Wharf.

Tenure: Freehold

Service Charge: £2,400 pa approx.

Ground Rent: £5.00 pa

Local Authority: London Borough of Southwark

Council Tax Band: F

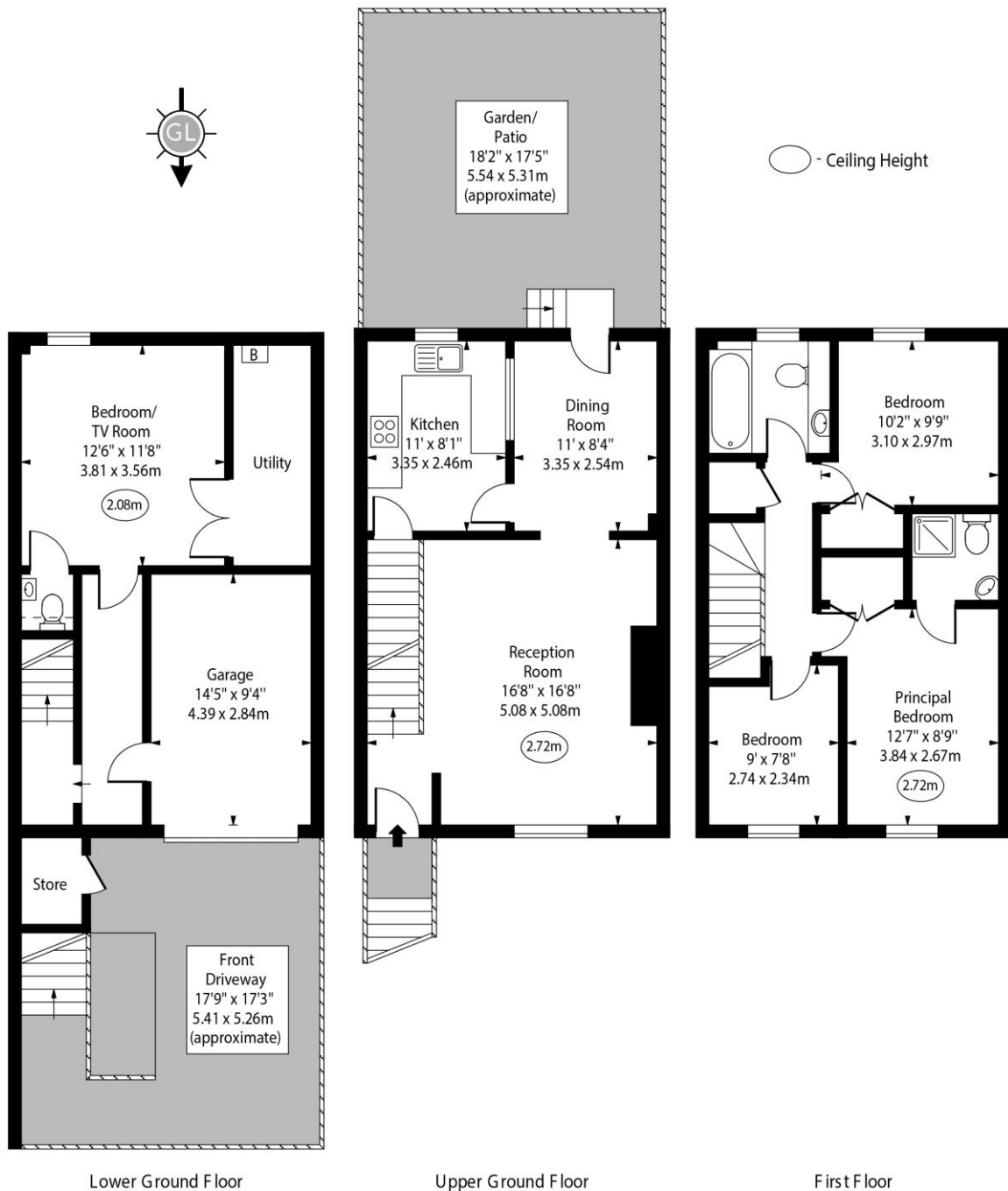
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Sovereign Crescent, SE16



Approx Gross Internal Area 1410 Sq Ft - 130.99 Sq M
(Excluding Store)

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.
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