



# Somerford Way

London, SE16

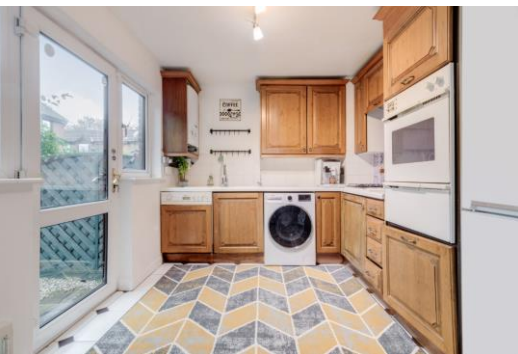
Offers in excess of  
£600,000

A beautifully presented freehold house with a spacious West facing rear garden and designated parking, situated in a peaceful cul-de-sac just moments away from Stave Hill Park . Perfect for families or individuals seeking a tranquil lifestyle. Chestertons are happy to present this two bedroom freehold house in a lovely quiet residential development.

The property has been beautiful presented throughout. Features include a generous living space, bright and spacious kitchen with glass doors that open out to a charming West facing garden, two double bedrooms and one bathroom and a storage room.

**CHESTERTONS**





# Somerford Way

## London, SE16

- Freehold House
- Two Bedrooms
- West Facing Rear Garden
- Private Off Street Parking
- Quiet Cul de Sac
- 622 Sq/ft
- Moment from Stave Hill Ecological Park
- Extension/Loft Conversation Potential





There is a lovely feel throughout the property and the ideal family home. The property is located within the catchment area of excellent primary schools such as Redriff, St John's Catholic School and Alfred Salter.

The location of this house is within close proximity to Canada Water Tube (Jubilee) which give quick connections to the West End, Canary Wharf and London Bridge. Rotherhithe (Overground) connects to Shoreditch, Hackney, and Highbury Islington. Greenland(Surrey Quays) River Boat Pier which provides connections to Westminster and Greenwich and Doubletree Docklands Pier which provides quick, frequent and easy transfer between Rotherhithe and Canary Wharf.

The property offers potential for extension and loft conversion subject to relevant planning permission.

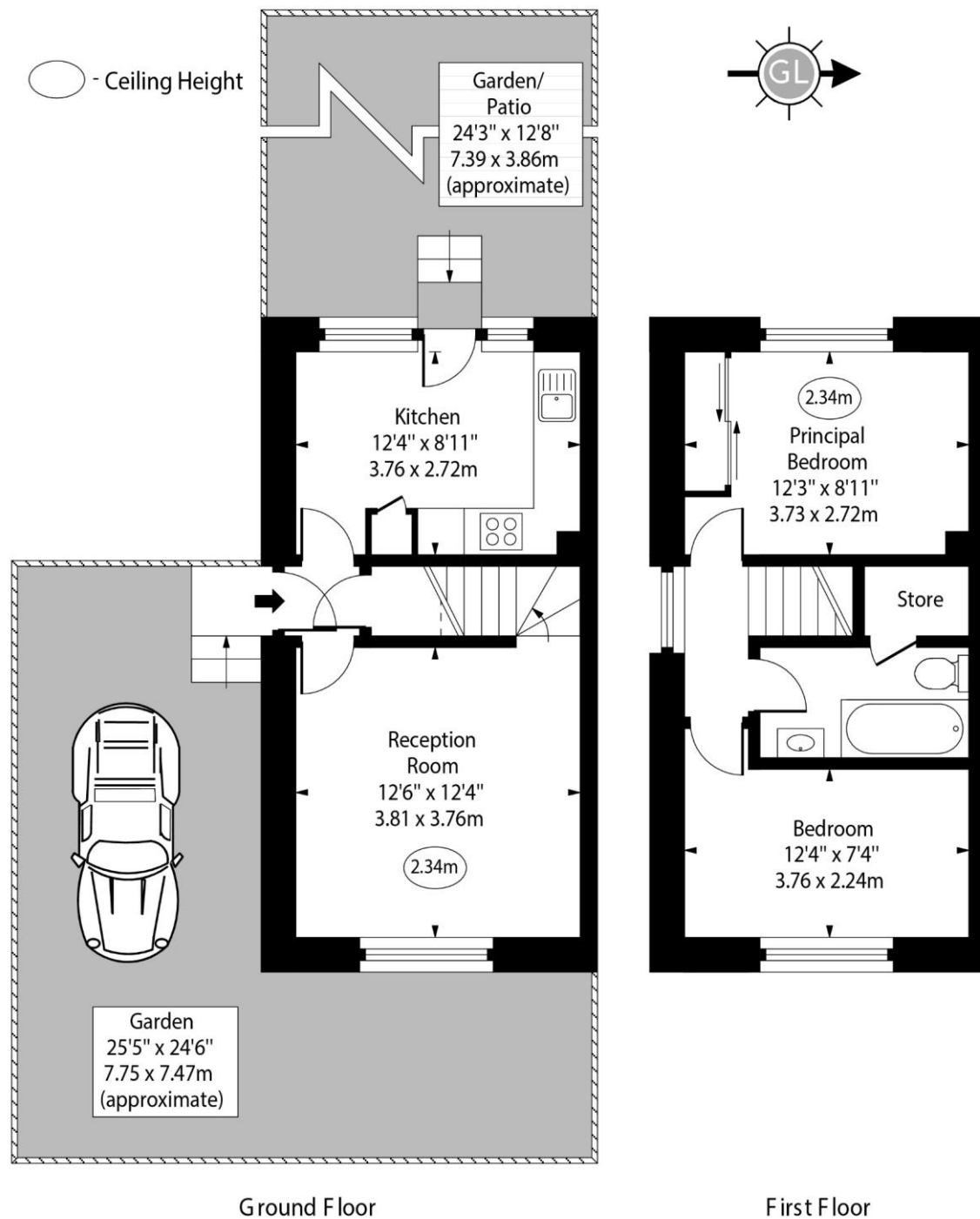
**Tenure:** Freehold  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** Southwark Council  
**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92-100)		
<b>B</b> (81-91)		87
<b>C</b> (69-80)	71	
<b>D</b> (55-68)		
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Approx Gross Internal Area 622 Sq Ft - 57.78 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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