



STANLEY  
TERRACE

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holders  
only N

Mon - Fri,  
8am - 6.30pm

Lower Road, Surrey Quays

Asking Price £575,000 Leasehold

OLIVER *OJ* JAUQUES  
EST.1986





## Lower Road, Surrey Quays

A duplex three bedroom apartment occupying the top two floors of a recently developed, early Victorian conversion. Enjoying its own front door at ground level, stairs immediately ascend you to the first floor which houses the naturally bright south facing living areas, along with the family bathroom and two bedrooms (one en suite). A second staircase leads to the top floor en suite master bedroom which boasts 120sqft of additional eaves storage. The property was fully refurbished in 2018 and benefits from many smart features which can be controlled via Alexa or similar device. In addition the building enjoys communal bike storage on the lower ground level, and with each unit having it's own front door, communal areas are kept to a minimum ensuring the service charge stays low.

- Three Double Bedrooms
- Three Bathrooms (two en suite)
- Open Plan Reception / Kitchen
- Secure Bike Storage
- Fully Integrated Smart Features
- Early Victorian Conversion

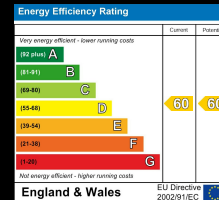
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## Lower Road, London, SE8

APPROX. GROSS INTERNAL FLOOR AREA 961 SQ FT 89.2 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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**Tenure:** Leasehold  
**Ground Rent:** £400 pa  
**Service Charge:** £700 pa  
**Lease Expires:** 31/12/2144  
**Shared Ownership:** No  
**Council Tax Band:** Southwark London Borough Council (Band C)  
**£1,593.76**