



STANLEY
TERRACE

P Permit
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

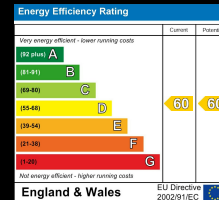
Oliver Jaques Surrey Quays Sales
0207 231 5050

Email southeast@o-j.co.uk

229/331 Lower Road, Surrey Quay, London, SE16 2LW

web <https://www.o-j.co.uk>

Every care has been taken with the preparation of this brochure but it is for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of importance professional verification should be sought. This brochure does not constitute a contact or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.gov.uk/government/organisations/land-registry. The mention of any appliances, fixtures or fittings does not imply they are in full working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate. Walking times are taken from Google Maps and measured from the centre of the postcode, which may differ from the individual property. We routinely refer clients to Chancery Mortgage Services Ltd. It is your decision whether you choose to deal with Chancery Mortgage Services Ltd. In making that decision, you should know that we receive an annual payment benefits from Chancery Mortgage Services Ltd, equating to approximately £220 per referral



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.

Copyright nichecom.co.uk 2019 Produced for Oliver Jaques REF : 462187

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