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TERRACE

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Mon - Fri,  
8am - 6.30pm

# Lower Road, Surrey Quays

Asking Price £575,000 Leasehold

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## 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

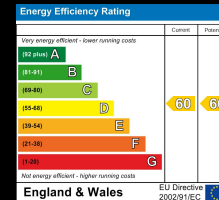
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**Tenure:** Leasehold  
**Ground Rent:** £400 pa  
**Service Charge:** £700 pa  
**Lease Expires:** 31/12/2144  
**Shared Ownership:** No  
**Council Tax Band:** Southwark London Borough Council (Band C)  
**£1,593.76**