



# Brewhouse Walk, Rotherhithe, London

Asking Price £700,000 Freehold

OLIVER *OJ* JAQUES  
EST.1986





## Brewhouse Walk, London, SE16

Approximate Area = 1018 sq ft / 94.5 sq m

Outbuilding = 48 sq ft / 4.4 sq m

Total = 1066 sq ft / 99 sq m

For identification only - Not to scale

## Brewhouse Walk, Rotherhithe, London

Located in the regeneration area of Canada Water, situated between Canary Wharf and Bermondsey on the South side of the river, is this well presented three bedroom mid terrace home.

Located within a courtyard of similar properties, the accommodation briefly comprises of porch, entrance hallway, ground floor cloakroom (w/c), kitchen/dining room and lounge overlooking the rear garden. The first floor has three double bedroom with storage and family bathroom. Externally the property benefits from front and rear gardens and a car park is located at the front for all the residents in the road, 1 permit is available free of charge and additional cars are charged via the local council.

The property is located in proximity to both Rotherhithe station 0.7 miles (Overground/Zone 2) and Canada Water (Jubilee Line/Zone 2) both providing ease of access to Central London. Many enjoy the area due to its numerous open parks and also ease of access to Canary Wharf. Rotherhithe is also nearby and is steeped in history and the Brunel Museum.

This is a unique opportunity and the house also provides possibilities to extend (subject to building regulations and planning permission). To arrange a viewing please call.

Agent Note - The property is Freehold, there is a service charge payable, the service charge will cover the cost of heating (that is central heating provided by a main boiler located on the grounds, upkeep, grounds maintenance and tree cutting - The last charge in 2022 - 2023 was £2683.67 a break down of the charge is available by request)

- SPACIOUS THREE DOUBLE BEDROOM HOUSE
- RECEPTION ROOM OVERLOOKING THE REAR GARDEN
- KITCHEN/BREAKFAST ROOM
- POPULAR RESIDENTIAL AREA
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING PERMISSION)
- VIEWING HIGHLY RECOMMENDED

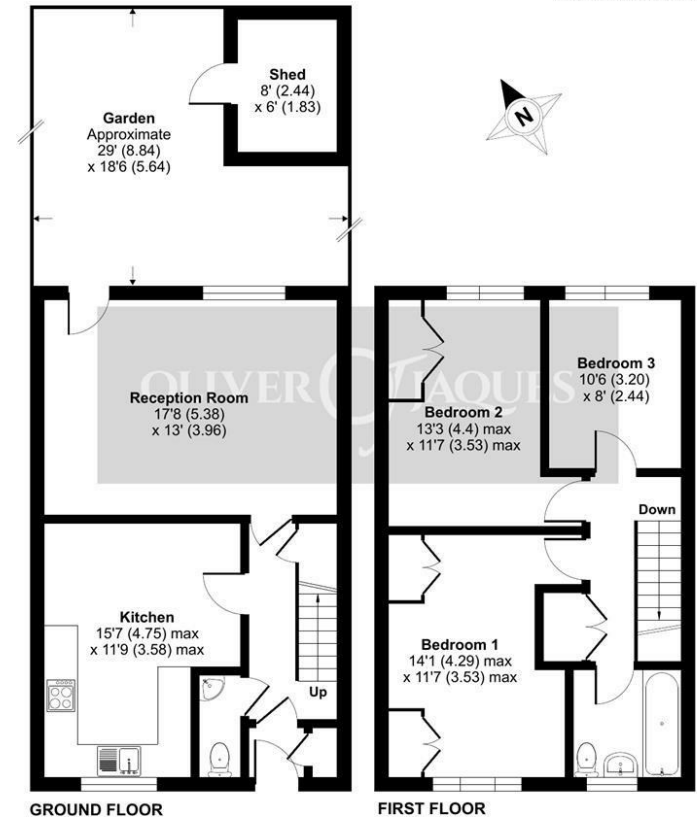
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**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickcom 2024. Produced for Oliver Jaques. REF: 1162657

**Tenure: Freehold**  
**Shared Ownership: No**  
**Council Tax Band: Southwark London Borough Council (Band D)**  
**£TBC**

