

**independent  
london.**



Right place. Right people.



- Four bedroom family home
- Three bathrooms and ground floor WC
- Air-conditioning in two bedrooms
- Two studies for 'work from home'
- En-suite master with dressing room
- Velux sky light balcony

**20 Fishermans Drive, London, SE16 6SQ**

**Offers In Excess Of £950,000**

Superbly presented four bedroom family home arranged over three floors, benefitting from three bathrooms and a recently renovated rear garden.

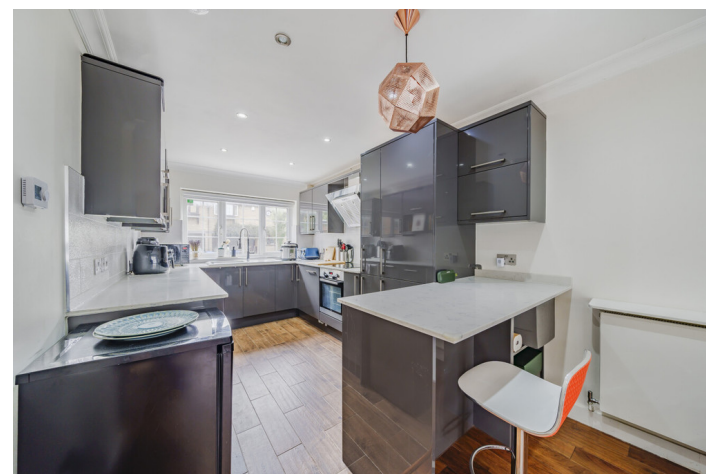


## Property Description

Superbly presented four bedroom family home arranged over three floors, benefitting from three bathrooms and a recently renovated rear garden.

The property has ample natural light and spacious rooms, as the current owners have extended the loft space to create a large master suite including air-conditioning, bathroom, dressing room and study with a Velux skylight balcony. There are three additional bedrooms on the first floor, one of which has air-conditioning. Two further bathrooms can be found on this floor which is accessed via the feature spiral staircase.

The ground floor is given over in the main to a large open plan living area and kitchen making this is a particularly spacious room. To the front is a second study and toilet, with the garden being accessed from the lounge via rear double doors. The garden is laid to lawn with raised decking area and storage shed, with access via a rear path. At the front of the property is an off street parking space with EV charging point.



This beautiful home is larger than average for the area and in our opinion is the perfect home for a growing family given local Schools such as St John's Catholic, Alfred Salter and Redriff Primary are all within a short walking distance. Canada Water station is just a 9 minute walk giving easy access to the City and Canary Wharf.

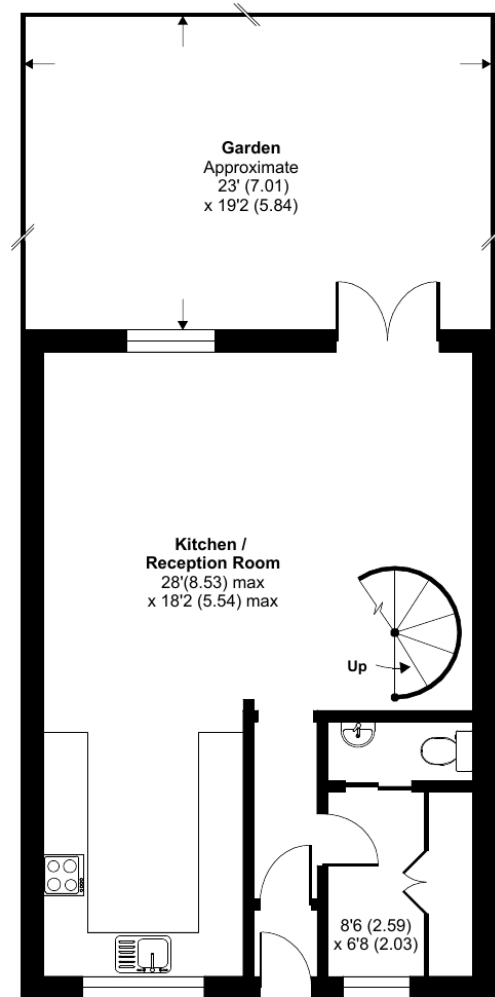
Square footage - 1577 approx. EPC rating C. Council Tax Band D.



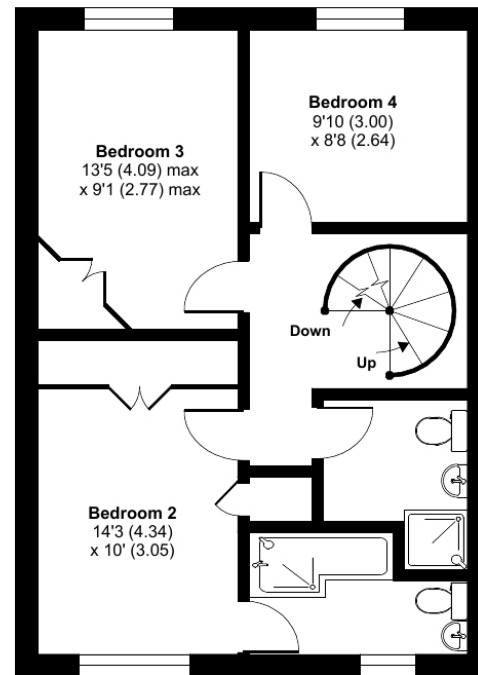
# Fishermans Drive, London, SE16

Approximate Area = 1577 sq ft / 146.5 sq m

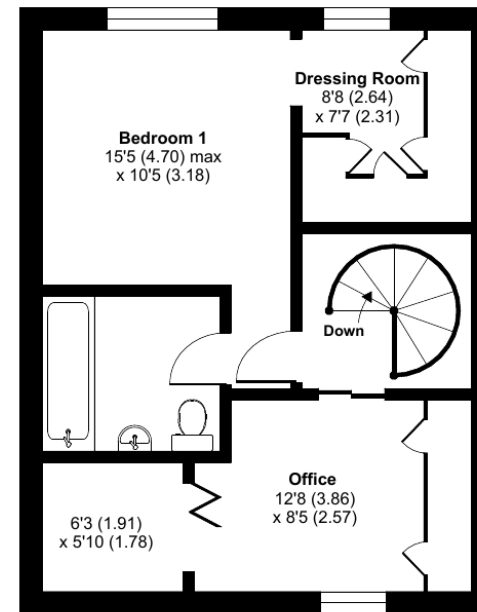
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	79 C	
55-68	D		

6-8 Cole Street, Trinity Village,  
London, SE1 4YH

[www.independentlondon.co.uk](http://www.independentlondon.co.uk)  
020 7099 6373  
[steve@independentlondon.net](mailto:steve@independentlondon.net)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements