



- Victorian townhouse
- Arranged over three levels
- Six bedrooms or four with two receptions
- South west facing rear garden
- Off street parking to front
- Ideal HMO or conversion to family home

66 Lower Road, London, SE16 2TU

Asking Price Of £895,000

Wonderfully spacious and attractive six bedroom Victorian townhouse which offers substantial and flexible accommodation arranged over three levels. Ideally situated in a sought after location on the Canada Water/Rotherhithe borders.



Property Description

Victorian townhouse which offers substantial and flexible accommodation arranged over three levels. The ground floor offers an entrance hall, two bedrooms (previously reception rooms) with high ceilings, two shower rooms and a kitchen/diner to the rear with double doors to the rear garden. The first floor features two double bedrooms, one of which is ensuite and a further family bathroom. The top level comprises of a further two double bedrooms, with one en-suite.

The lovely rear garden offers a calm and secluded place to relax. This is a real sun trap as it faces the perfect south westerly direction.

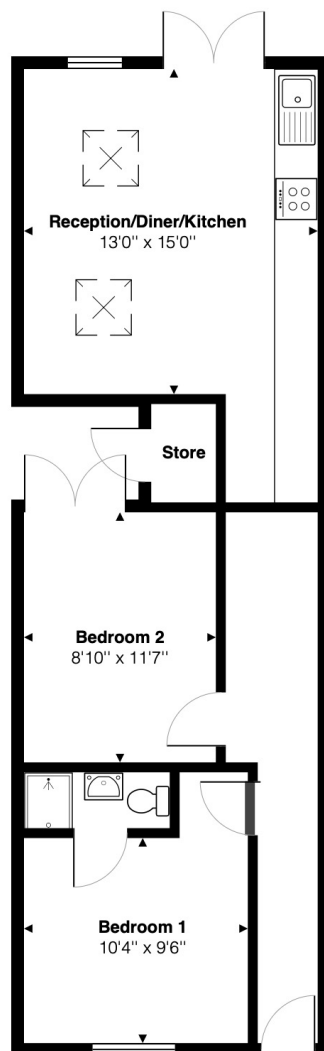
The property is conveniently positioned within short walking distance of the Thames, Surrey Quays Shopping Centre, the new urban centre development at Canada Water, and the attractions of the 63 acre Southwark Park with its lake, sports facilities, childrens play area, bandstand and cafe. Located just 0.2 miles to walk to Canada Water station, given easy access to Canary Wharf ,London Bridge, Westminster and the West End.



The property has been successfully let for a number of years and has an HMO license with Southwark Council. It offers an excellent rental yield for potential investors or a fabulous opportunity for redevelopment back into a family home. There may also be an opportunity to extend the large kitchen (subject to planning permission). Plenty of potential in this superbly located property!

Freehold. Offered for sale chain free. Council tax band D. EPC rating C

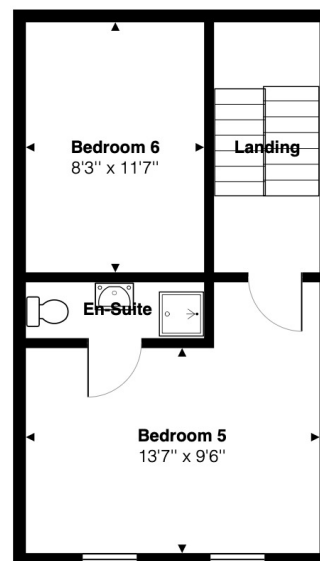
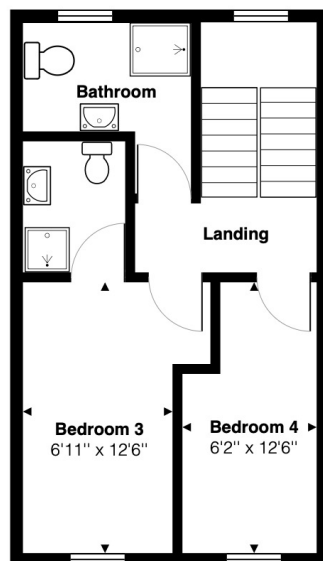




Lower Road, Canada Water, SE16 2TU

Total Area: 1244 ft²

All measurements are approximate
and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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