



Swan Road, London, SE16 7DL

A well-kept three bedrooms property located a short walk away from both Canada Water and Rotherhithe stations. The property boasts a stylish kitchen with plenty of storage, a spacious reception room with space to dine, three generous double bedrooms, and a neat family bathroom. Additional storage can be found in the hallway. The surrounding area boasts a plethora of local amenities such as cafes, restaurants and bars as well as the greenery of Southwark Park and the picturesque Rotherhithe Beach.

- Three Bedroom Apartment
- Separate Modern Kitchen
- Plenty of Storage
- Excellent Transport Links
- Good Amenities
- Furnished

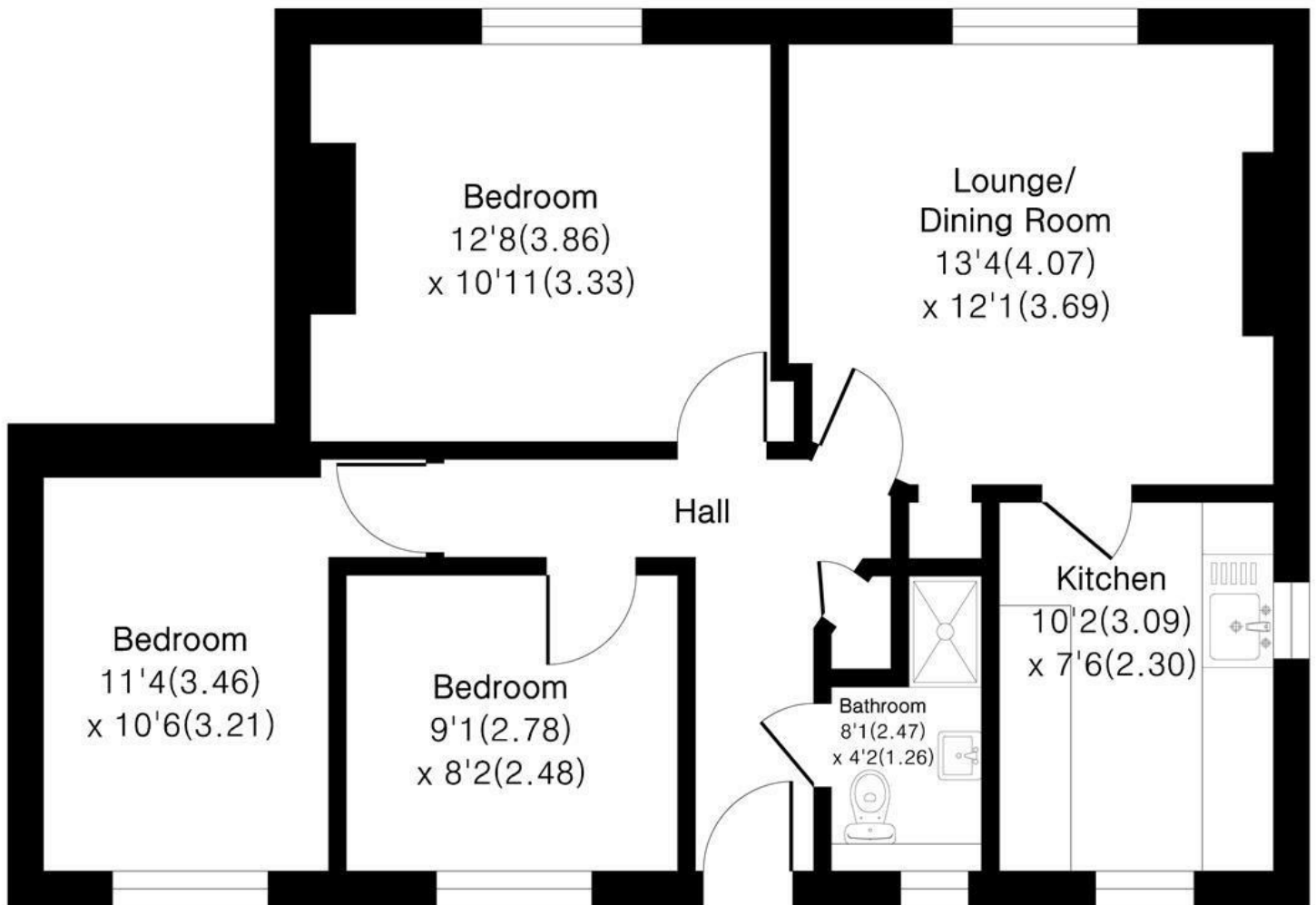
Alex & Matteo
ESTATE AGENTS

£2,950 Per month

Albion Estate, Swan Road, London, SE16 7DL

Approximate Area = 671 sq ft / 62.3 sq m

For identification only - Not To Scale



Ground Floor

Alex & Matteo
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Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Alex & Matteo Estate Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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