



Rotherhithe New Road, Surrey Quays

Asking Price £700,000 Freehold

OLIVER  JACQUES
EST. 1986



Rotherhithe New Road, Surrey Quays

Located just a 7 minute park-side stroll from Surrey Quays station, this spacious three bedroomed house offers more space than first meets the eye. Arranged over three floors, the 1,259sqft of internal accommodation comprises a master bedroom spanning the whole top floor, two further double bedrooms on the first floor and an open planned living arrangement on the ground floor. Externally the property benefits from spacious front and back gardens with residents permit parking available to the rear. The property lies on the edge of the well-used Southwark Park, offering a wealth of outside opportunity and is just a short walk from Surrey Quays shopping centre, Canada Water station and the tranquillity of Greenland Dock.

- Three Bedroom Townhouse
- Development Potential
- Front & Back Gardens
- Ample Storage Throughout
- 7 min Walk to Overground Line
- 8 min Walk to Mainline Station

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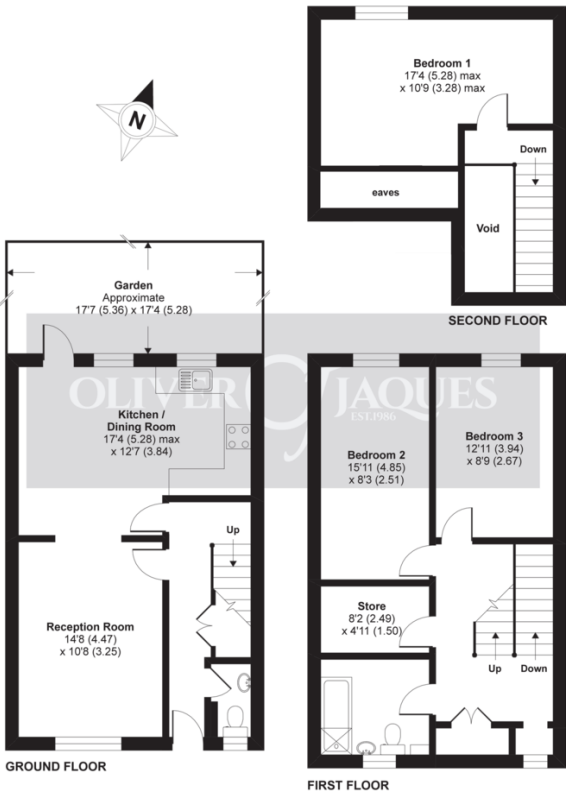
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Rotherhithe New Road, London, SE16

APPROX. GROSS INTERNAL FLOOR AREA 1259 SQ FT 116.9 SQ METRES (EXCLUDES VOID)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	