



Lower Road, Canada Water

Asking Price £415,000 Leasehold

OLIVER  JACQUES
EST. 1986



Lower Road, Canada Water

A beautifully presented duplex property located within a four minute stroll of both Canada Water and Surrey Quays underground stations. The apartment, which has been recently refurbished, comprises two double bedrooms on the upper floor with a contemporary, fully tiled bathroom, while on the lower floor, the kitchen boasts sleek, modern interiors with space to dine, while the naturally bright west-facing reception room opens onto a private balcony which is a real suntrap. The immediate area forms part of the Canada Water Masterplan regeneration area and as such, we expect a higher than average appreciation over coming years. This hassle free home makes an ideal first time buy and a sensible investment.

- Two Double Bedrooms
- Duplex Apartment
- Contemporary Décor
- Private West Facing Balcony
- 4 min Walk to Jubilee Line
- Area of High Expected Appreciation

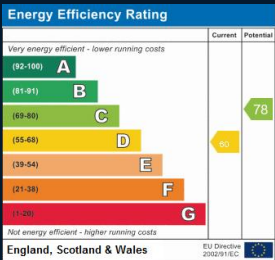
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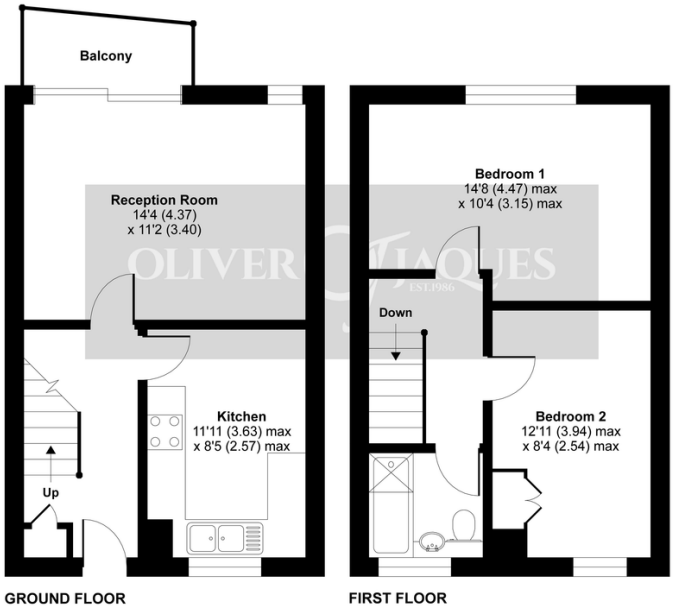
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Lower Road, London, SE16

Approximate Area = 706 sq ft / 65.6 sq m

For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2021. Produced for Oliver Jacques - REF: 747679

- **Tenure:** Leasehold
- **Ground Rent:** £10 pa
 - Fixed
- **Service Charge:** £1,311.16 pa
- **Lease Expires:** 2138
- **Shared Ownership:** No
- **Council Tax Band:** Southwark C
 - £1,417.37