



Kinburn Street, Rotherhithe SE16

An end-of-terrace freehold house with off street parking, front and rear gardens, large reception and a separate kitchen. Situated on a quiet residential street near to the river and within a short walk of both Rotherhithe and Canada Water stations. Previous planning permission granted for a rear extension. Chain free.

- Three double bedrooms
- 856 sqft / 79 sqm
- Close to stations & river
- Front & rear gardens
- End-of-terrace
- Arranged over three floors
- Ample storage
- EPC rating: C

£650,000

Urban Patchwork

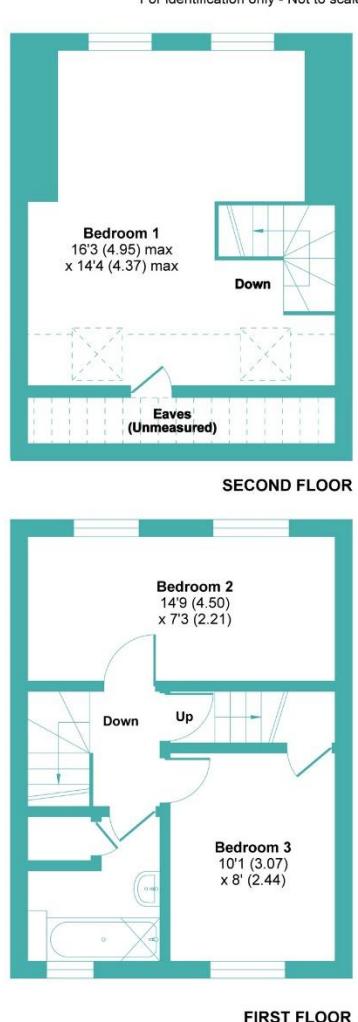
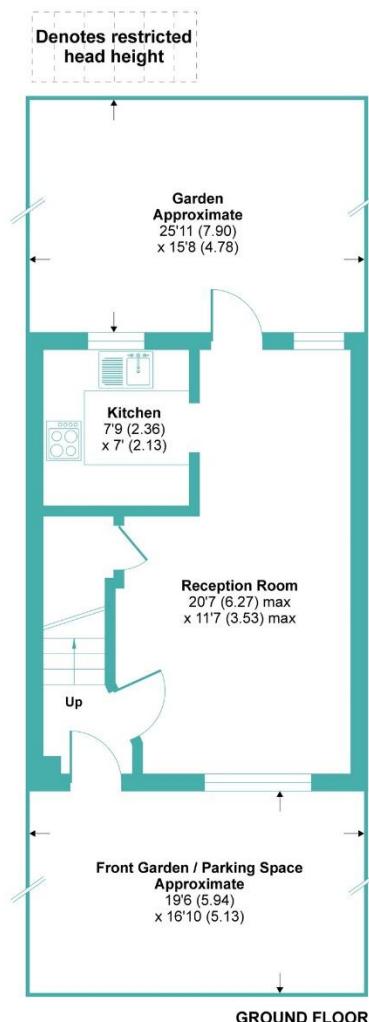
This well-proportioned 856sqft home has the spacious reception and kitchen on the ground floor, together with access to the rear garden and under stairs storage. The first floor has two double bedrooms, bathroom and additional storage. The bright top-floor loft conversion was added in 2013 and has created a large third double bedroom with storage space in the eaves and windows on both sides. There is a front garden with parking for one car.

Additional features include gas heating, full double glazing and full fibre broadband is available. Planning permission was granted in 2018 for a rear ground floor extension.

The house is wonderfully positioned on the Rotherhithe peninsula near to Russia Dock Woodland, Stave Hill Ecological Park and the primary schools, Albion, Alfred Salter and St Johns Catholic. It will also benefit greatly from the Canada Water Masterplan development which includes the first new high street in London for over 100 years!

There are an ever-increasing number of things to do in the area, from getting a bite to eat at the food stalls at Deal Porter Square or the Italian Canada Water Cafe to an evening drink at Leadbelly's or the Mayflower riverside pub. The wider area also offers some respite from urban life with the docks, green spaces and river providing plenty of open areas.

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Urban Patchwork. REF: 78970

