



## Fishermans Drive, Rotherhithe SE16

A superb 1,012 sqft (inc. garage) freehold house with off street parking, front and rear gardens, large reception and a separate kitchen. Situated on a quiet residential street within a short walk of both Canada Water and Rotherhithe stations. A full redecoration and new flooring throughout have just been completed. Chain free.

- Three double bedrooms
- 1,012 sqft / 94 sqm (inc. garage)
- Freehold house
- Garage and off street parking
- Front and rear gardens
- Stations and green space nearby
- Redecorated and new flooring
- EPC rating: D

Offers in Excess of  
£650,000

**Urban Patchwork**



This well-proportioned home has the spacious reception and kitchen on the ground floor, together with patio doors leading to the sizeable rear garden. The first floor has two double bedrooms and the bathroom, while in the converted loft there is a further double bedroom with plenty of fitted wardrobe space. There is also a garage with parking for one car in front. Additional features include gas heating and full double glazing.

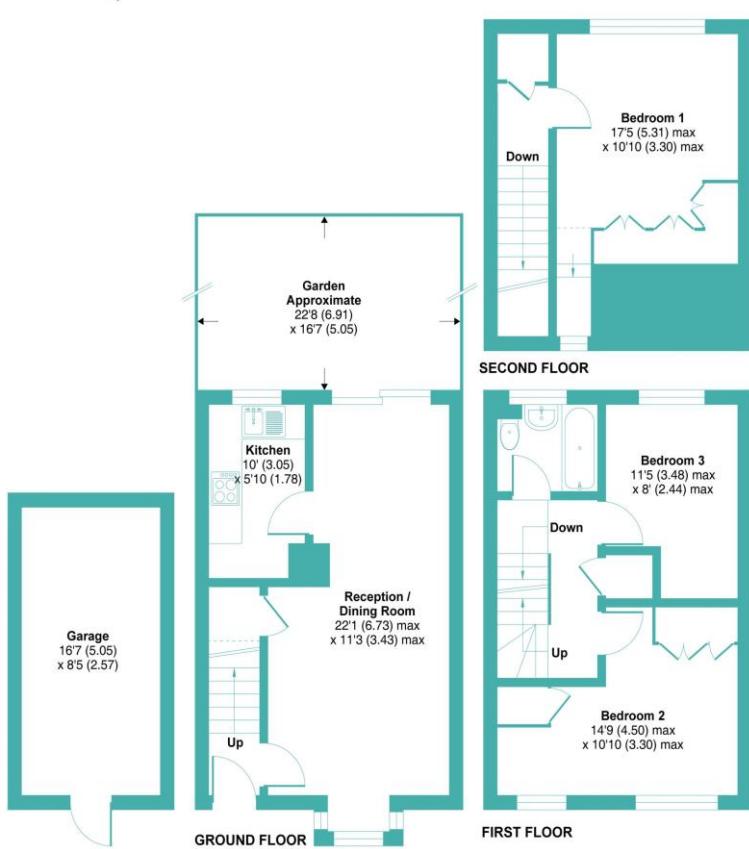
The house is wonderfully positioned on the Rotherhithe peninsula near to Russia Dock Woodland, Stave Hill Ecological Park and the primary schools Alfred Salter and St Johns Catholic. It will also benefit greatly from the Canada Water Masterplan development which includes the first new high street in 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, the Italian Canada Water Cafe and Hawkers House Street Feast to an evening out at Leadbelly's Bar and the Printworks London award-winning cultural space.

### Fishermans Drive, London, SE16

Approximate Area = 1012 sq ft / 94 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©rictcom 2020. Produced for Urban Patchwork. REF: 666871



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	