



## Island Road, Surrey Quays SE16

A stunning first floor apartment boasting a contemporary design-led interior. Bright and airy throughout with a west-facing balcony, large reception with a high-spec kitchen, luxurious shower room, huge amount of storage and is close to three stations.

- Two double bedrooms
- High-quality & bright interior
- West-facing balcony
- Huge amount of fitted storage
- Close to three stations
- New double glazing to be fitted
- Gas central heating & hob
- EPC rating: C

**Urban Patchwork**

£1,499 PCM

Unit B, Ensign House, Rope Street, London, SE16 7EX • 020 7043 2348 • [www.urbanpatchwork.co.uk](http://www.urbanpatchwork.co.uk)

This well-proportioned 718sqft home was previously owned by an architect and the improvements made make this one of the best apartments in the area! It has two double bedrooms with the master benefitting from large wardrobes along one wall, a vast hallway cupboard which also houses the washing machine and the focal point is the wonderful open-plan living area with beautiful wood floors and access to the super balcony.

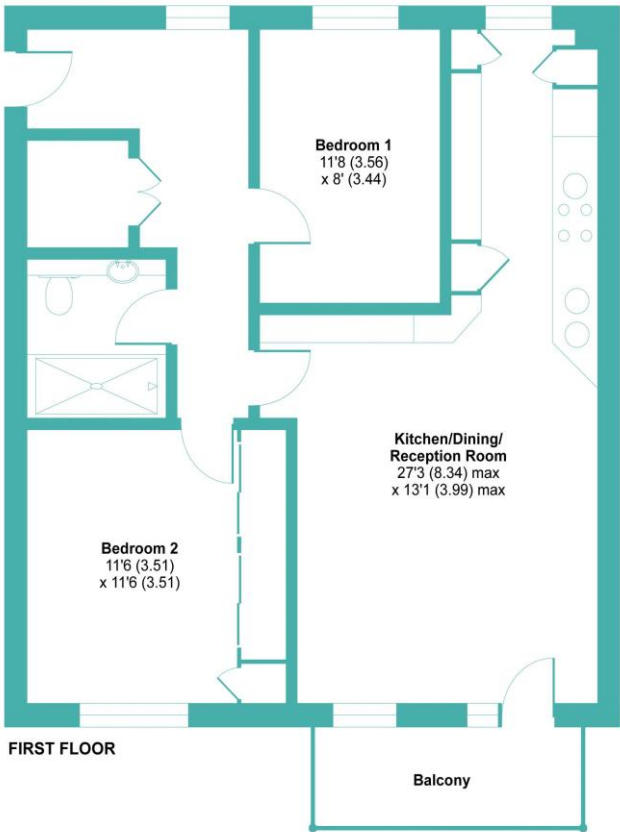
Additional features include, gas central heating, fast fibre broadband availability, a dishwasher, gas hob, on-street permit parking, low council tax (band B), secure intercom and new double glazing about to be installed in the next few weeks.

The excellent location provides easy access to three stations; South Bermondsey Rail (0.4 miles), Surrey Quays Overground (0.4 miles) and Canada Water Tube (0.8 miles). These together with the numerous bus routes make this a commuter's dream. Nearby is the peaceful green space of Southwark Park, covering 61 acres and includes tennis courts, a lake, athletics centre and a bowling green.



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Approximate Area = 718 sq ft / 66.7 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). © richcom 2021.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	