



# Acorn Walk, Rotherhithe, SE16

Asking Price: £360,000

 Benham  
& Reeves



# Acorn Walk, Rotherhithe, SE16

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

This superb one bedroom first-floor apartment is located in Acorn Walk and spans 540 square feet of living space (approximately).

The private balcony boasts stunning views over the river, offering a delightful space for relaxation. Inside, the rooms are neutrally decorated and comprise a bright, spacious living area along with a separate kitchen. The bedroom is generously sized, and there is a modern four-piece family bathroom.

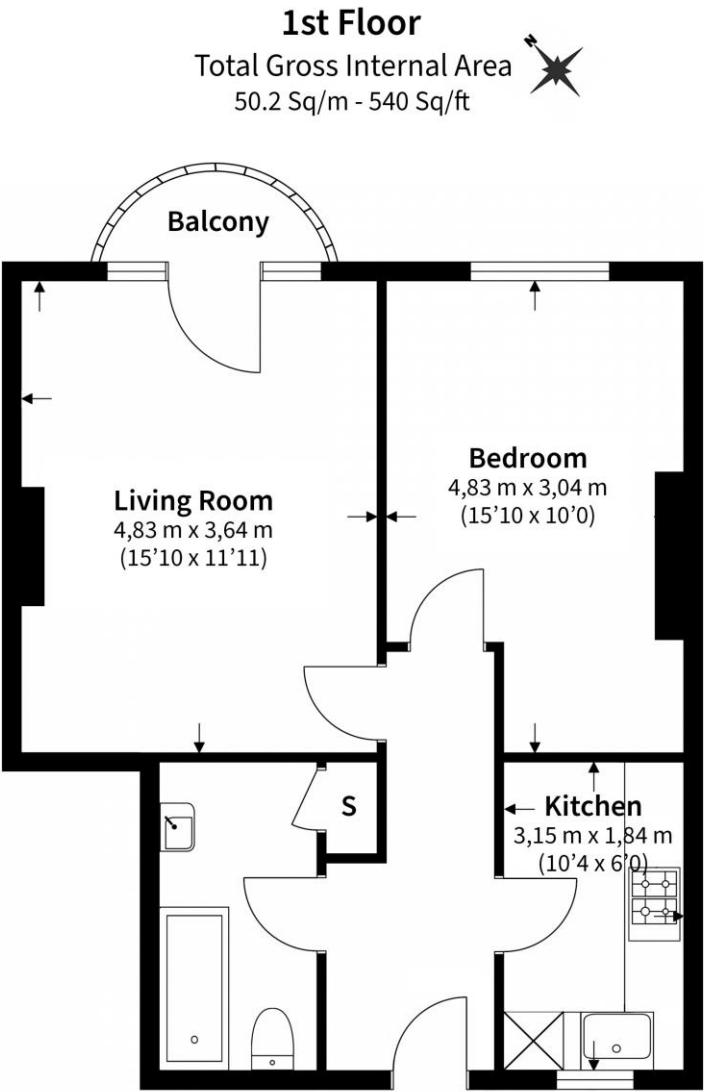
This property also benefits from well-maintained communal gardens and a secure privately owned parking space.

The wonderful green space of Stave Hill Ecological Park offers an attractive backdrop for a weekend stroll, affording breathtaking views across London. The transport links are abundant including the Jubilee line at Canada Water and Rotherhithe on the East London line. You are also within walking distance of Greenland Pier for the Thames Clipper service.

## Property Features:

- Gated Parking
- One Bedroom
- One Bathroom
- 540 Square Feet (Approximately)
- Balcony with River Views
- Chain Free
- Canada Water station, Rotherhithe station and Rotherhithe Ferry (15 min to Canary Wharf)





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£360,000
Tenure:	Leasehold Expires 01/10/2110 Approximately 86 Years Remaining
Ground Rent:	Peppercorn
Service Charge:	£1,713.00 (per annum) for the year 2024
Anticipated Rent:	£1,373.00 pcm Approx. 4.6 % Yield

## Viewings:

All viewings are by appointment only through our Surrey Quays Office.

Our reference: CWH230111

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E: [surreyquays.sales@benhams.com](mailto:surreyquays.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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