



## 3 Bedroom Flat for Sale

Rotherhithe New Rd, London, SE16 2AF



### Key Features

- 3 Bedrooms
- Walking distance to Surrey Quays Station
- Separate Living Room
- Private Balcony
- Close to Local Amenities

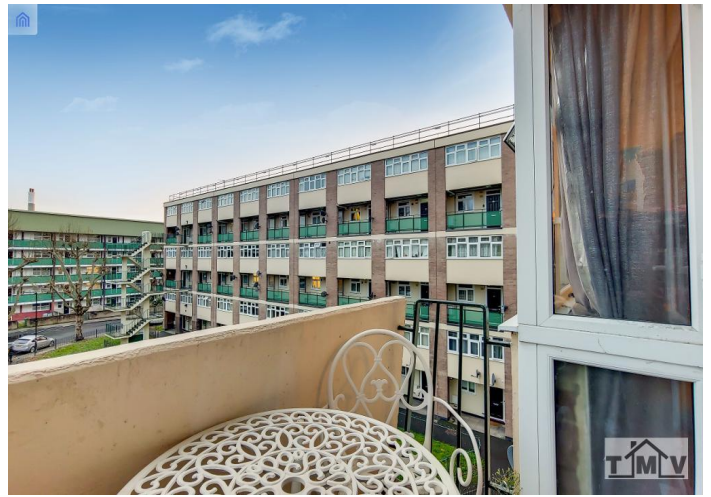
£389,995

## Description

TMV are proud to market this fantastic 3 bedroom maisonette in Surrey Quays, SE16. This property is perfect for both 1st time buyers or buy to let investors.

The property boasts 3 fantastic sized rooms, a large separate living room opening to a private balcony and a fully fitted kitchen. The property is located in a friendly residential area and is located close to Surrey Quays Station and the Shopping Centre.

The property offers plenty of rental opportunities to landlords and is available to view now!







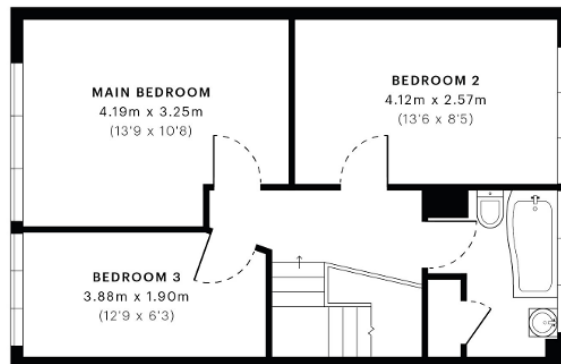


## Balman House, SE16

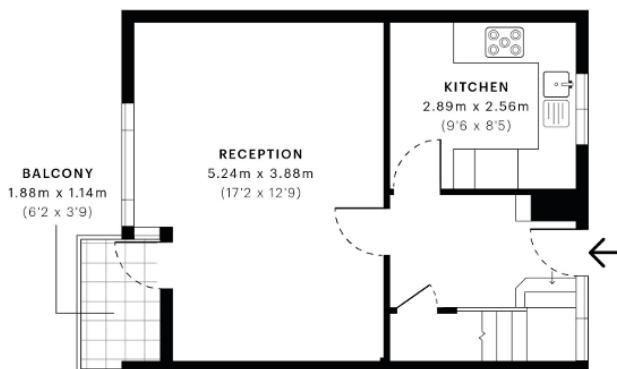
CAPTURE DATE 04/12/2020 LASER SCAN POINTS 63,955,882

GROSS INTERNAL AREA

78.83 sqm / 848.52 sqft



— Fourth Floor



— Third Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
78.83 sqm / 848.52 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
72.44 sqm / 779.74 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
2.13 sqm / 22.93 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 79.60 sqm / 856.81 sqft  
IPMS 3C RESIDENTIAL 76.84 sqm / 827.10 sqft

SPEC ID: 5fc50dee2072b20da38069f7

**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.