



## 2 Bedroom Flat for Sale

Duke Of Suffolk, 59 Hawkstone Road, London, SE16 2PE



### Key Features

- Two Bedroom
- Great Location
- Top Floor
- Private Roof Terrace
- Intercom
- Canada Water & Surrey Quays Stations
- Share Of Freehold
- Parking Available

£530,000

## Description

\*\*\*\*£550,000 - £600,000\*\*\*\* Guide Price

TMV Estate Agents are delighted to present this wonderful two bedroom property for sale in the lovely Duke of Suffolk House.

The property presents itself with two good size bedroom , a decent size living room with your own private roof terrace.







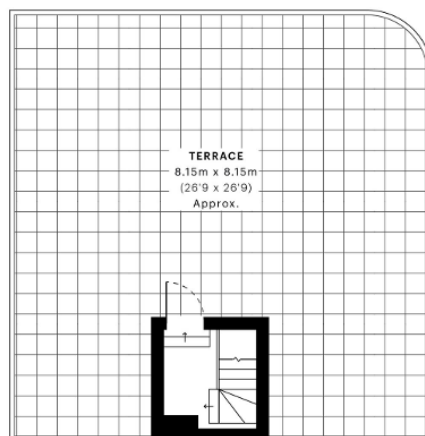


Duke Of Suffolk, SE16

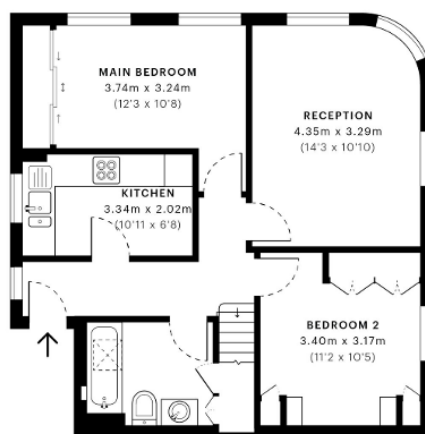
CAPTURE DATE 06/07/2022 LASER SCAN POINTS 79,354,992

GROSS INTERNAL AREA

62.04 sqm / 667.79 sqft



— Third Floor



— Second Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
62.04 sqm / 667.79 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes walkways, restricted head height  
57.14 sqm / 615.05 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
60.75 sqm / 653.91 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 122.54 sqm / 1319.01 sqft  
IPMS 3C RESIDENTIAL 119.21 sqm / 1283.17 sqft

SPEC ID: 62c2eb2083b8e40dd7b4a228

**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.