



Custom Reach House Odessa Street, London, SE16 7LX

A spacious two double bedroom 2nd flooring apartment, offering views of River Thames, views towards Canary Wharf, fitted kitchen with integrated appliances such as dishwasher, fridge and washing machine, modern bathroom, gas heating system, laminated flooring.

The development is located within easy reach of Surrey Quays shopping Centre and station.

Offers Over £400,000 Leasehold

Hallway

Via hardwood door, gas radiator, entry phone system, storage cupboards, laminated flooring

Lounge

19'6" x 13'5" (5.94 x 4.09)

Window to rear offering of views of River Thames towards Canary Wharf, gas radiator, laminated flooring.

Kitchen

10'6" x 7'2" (3.20 x 2.18)

Window to side aspect, inset single drainer sink unit with mixer taps, oven and gas hobs with extractor fan, integrated dishwasher, fridge, washing machine, tiled wall, range of white wall and base units, ceramic floor tiles.

Bathroom

Frosted windows to side, pedestal wash hand basin, low level WC, panelled bathroom shower attachment, tiled flooring

Bedroom one

11'5" x 10'4" (3.48 x 3.15)

Windows to front, gas radiator, fitted wardrobes to one wall, laminated flooring,

Bedroom two

12'9" x 9'6" (3.89 x 2.90)

Window to front, gas radiator, fitted wardrobes, storage cupboards, laminated flooring.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	1	1	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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