



Dock Hill Avenue, Canada Water, SE16 6AY
Freehold House

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Dock Hill Avenue

SE16 6AY

Freehold House

A three double bedroom end terraced house with side and rear garden close to Canada Water station

A modern three-bedroom, two-bathroom end of terrace house situated just a stones throw from Stave Hill Ecological Park and a short walking distance from Canada Water Station.

This spacious home is arranged over three floors with the loft conversion master bedroom enjoying the entire top floor along with a modern en-suite shower room. The first floor has a modern family bathroom and two further double bedrooms, one with separate dressing area. The ground floor lounge leads to a dining area and separate kitchen overlooking the low maintenance south west facing garden that enjoys afternoon sun. The house also has side and rear gardens and is double glazed throughout and has a recently added high security front door.

EPC Rating C
Council Tax Band D
Freehold House
Closest Transport Canada Water
For Jubilee Line or London Overground



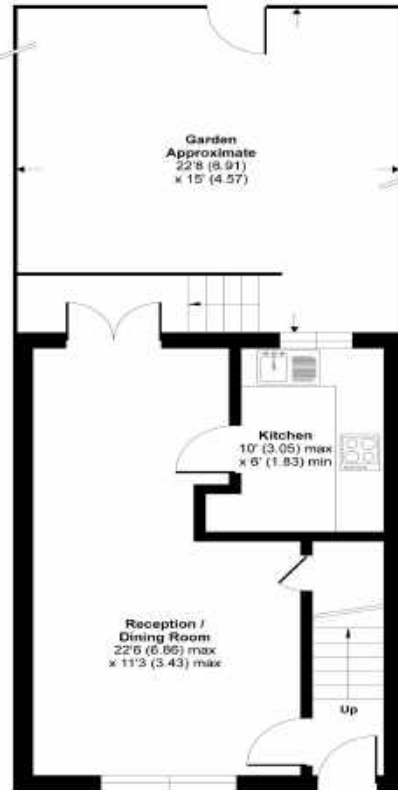


Dock Hill Avenue, London, SE16

Approximate Area = 888 sq ft / 82.4 sq m
Limited Use Area(s) = 51 sq ft / 4.7 sq m
Total = 939 sq ft / 87.2 sq m

For identification only - Not to scale

Denotes restricted head height



SECOND FLOOR



GROUND FLOOR

FIRST FLOOR

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Registered) © nicholson-2022
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Area:	888 sqft or 82.4 sqm
Type:	End Terrace House
Bedrooms:	3
Bathrooms:	2
Freehold:	Yes
Property Style:	Modern
Location:	Canada Water
Heating:	Gas Central
Council Tax Band:	D (Southwark)
EPC Rating:	C
Parking:	1 Space at rear
Garden:	Yes, side and rear
Nearest Tube:	Canada Water Jubilee Line or London Overground

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Independent London Lettings for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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