



**Dock Hill Avenue, Canada Water, SE16 6AY**  
**Freehold House (Chain Free)**

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# End Terrace House with garden and separate garage

**A spacious three-bedroom end terraced house close to Canada Water and parkland.**

Superb Chain Free, three-bedroom end of terrace house situated just a stone's throw from Stave Hill Ecological Park and a short distance from Canada Water Station.

This attractive home enjoys a large lounge diner which leads to a good size modern kitchen diner. The patio doors take you from the kitchen dining space onto a balcony with steps leading down to the low maintenance garden, perfect for those summer BBQ's. The back gate leads onto a private path to the street, which would be great access for cyclists wanting to bring their bikes straight into the secured yard, without carrying through the house and leads to the private garage.

The first floor comprises of two good size double bedrooms, master with ample built-in wardrobe and cupboard space and a modern neutral bathroom suite with shower cubicle, another set of stairs off the landing leads to the top floor third bedroom completing what is a lovely home

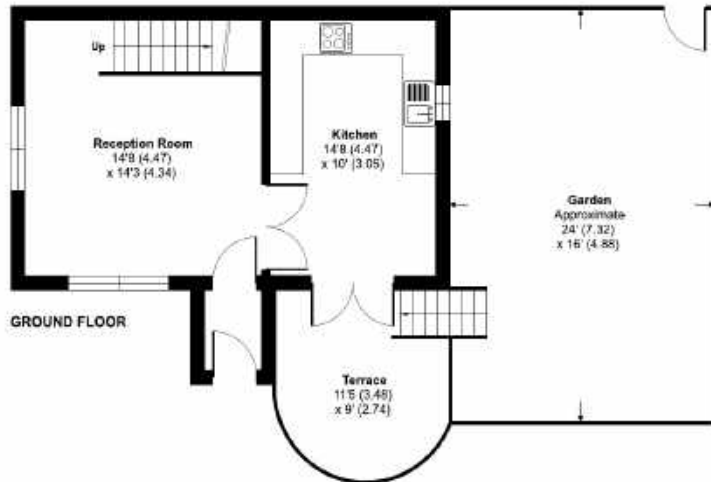


## Dock Hill Avenue, London, SE16

Approximate Area = 885 sq ft / 82.2 sq m  
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richetcom 2024. Produced for Independent London Ltd. REP: 1162474

Property Type:	House
Style:	End Terrace
Bedrooms:	3
Bathrooms:	1
Square Feet:	885
Chain Free:	Yes
Freehold:	Yes
Garden:	Yes
Parking:	Garage
Council Tax Band:	D
EPC Rating:	C
Nearest Transport:	Canada Water for Jubilee Line or London Overground, Buses: 47, C10, P12, 188, 199, N199, 381, N381

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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