



Lower Road, , London, SE16 2LW

FREEHOLD | COMMERCIAL SHOP, TWO STUDIO FLATS AND ONE BEDSIT WITH COURTYARD | EXCELLENT TRANSPORT LINKS | WELL PRESENTED

DOUBLE GLAZED | IDEAL BUY TO LET INVESTMENT OR PART LIVE AND PART LET | GOOD INVESTMENT OPPORTUNITY | POTENTIAL FOR 1 MORE 1 BED FLAT SUBJECT TO PLANING PERMISSION

Asking Price: £650,000

HUNTERS®
HERE TO GET *you* THERE

Lower Road, , London, SE16 2LW

Hunters Estate Agents are pleased to present this freehold property which comprise of a commercial shop, two studio flats above and separate bedsit with courtyard garden .The property is arranged over three floors and conveniently located close to Canada Water tube and buses. There is also popular Surrey Quays shopping centre within close proximity. The property is offered with chain free and immediate viewing is recommended.

GROUND FLOOR

SHOP

Laminated floor, kitchen with sink and cupboards and WC and door to courtyard.

BEDSIT

fitted carpet, double glazed window and courtyard.

FIRST FLOOR

STUDIO FLAT 1

LIVING ROOM

2.93m (9' 7") x 3.85m (12' 8")

Fitted carpet, fitted kitchen, front aspect double glazed window, power points and electric heater.

BEDROOM

3.02m (9' 11") x 2.49m (8' 2")

Fitted carpet, power points and rear aspect double glazed window and door to shower room and WC.

SECOND FLOOR

STUDIO FLAT 2

LIVINGROOM

4.64m (15' 3") x 3.87m (12' 8")

Fitted carpet, fitted kitchen, front aspect double glazed window, power points and electric heater.

BEDROOM

3.06m (10' 0") x 2.49m (8' 2")

Fitted carpet, power points and rear aspect double glazed window and door to shower room and WC.

ENERGY PERFORMANCE RATING

«EpcGraph»

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 09:00 - 18:30

Saturday: 09:00 - 16:30

FREE MARKET APPRAISAL

If you are thinking of selling or letting your home, Hunters would be pleased to provide free, no obligation sales, letting and marketing advice. Even if your home is outside our area, we can arrange a Market Appraisal through our national network of branches.

Hunters 243 Lower Road, Surrey Quays, London, SE16 2LW 0207 232 2211

surreyquays@hunters.com.uk

VAT Reg. No 842 8825 02 | Registered No: 05537909 England and Wales

Registered Office: 74 Church Road, Crystal Palace, London, SE19 2EZ

A Hunters franchise owned and operated under licence by Saval Estates Limited

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.