



51 Silwood Street, London, SE16 2AW

This well-presented one-bedroom apartment, located on the second floor of a popular development, boasts a bright and spacious interior. Upon entering, you are greeted by a generously proportioned L-shaped hallway that sets the tone for the overall spaciousness of the property.

The focal point of the apartment is the impressive 20-foot lounge, flooded with natural light, creating a welcoming and airy atmosphere. The lounge not only provides a comfortable living space but also features access to a private balcony. From this vantage point, residents can enjoy scenic views overlooking a meticulously maintained communal garden, adding a touch of tranquility to the living space.

The apartment features a modern integrated kitchen, adding both style and functionality to the living space. This contemporary kitchen is equipped with the latest appliances, ensuring convenience for daily living and culinary endeavors.

The bedroom, a well-proportioned double, offers a comfortable retreat, providing ample space for relaxation. Additionally, the property includes a fitted bathroom, complete with a heated towel rail for added comfort and luxury.

Overall, this property combines modern design elements with practical features, creating a comfortable and stylish living space. The private balcony, communal garden views, and thoughtful layout contribute to the overall appeal of this well-maintained

- ONE DOUBLE BEDROOM
- TWO PRIVATE BALCONIES
- 20FT LOUNGE
- FITTED KITCHEN
- CLOSE TO SURREY QUAYS SHOPPING CENTRE
- SOUTHWARK COUNCIL
- REMAINING LEASE 110 YEARS
- GROUND RENT £100.00PA

£364,500 Freehold

Via Hardwood door, storage cupboard housing washing machine, further

Hallway

Via hardwood door, Storage cupboard housing Washing machine, further storage cupboard, laminated flooring,

Lounge

20'3 x10'2 (6.17m x3.10m)
Double glazed window to front, door to private balcony, with view over communal garden. radiator, laminated flooring.

Kitchen

10'2 x 6'8 (3.10m x 2.03m)
Double glazed window to rear, inset single drainer 1 1/2 bowl sink unit with mixer tap, oven and hob with extractor hood, integrated fridge/freezer, dishwasher, a range of modern wall and base unit, tiled flooring.

Bedroom

16'6 x 9'3 (5.03m x 2.82m)
double glazed windows to rear, door to private balcony, glass fronted wash hand basin, fitted carpet.

Bathroom

9'3 x 5'5 (2.82m x 1.65m)
Double glazed window to front, vanity enclosed wash hand basin, heated towel rail, low level W/C, paneled bath, tiled flooring.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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		
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