



## DRYWATER FLATS, PHOENIX WHARF ROAD,

£2,300 PCM

\*\*Available Now\*\*

Nestled in the vibrant area of Phoenix Wharf Road, London, this charming property offers a delightful blend of comfort and convenience. Spanning an impressive 775 square feet, the residence features a well-appointed reception room that serves as the perfect space for relaxation or entertaining guests.

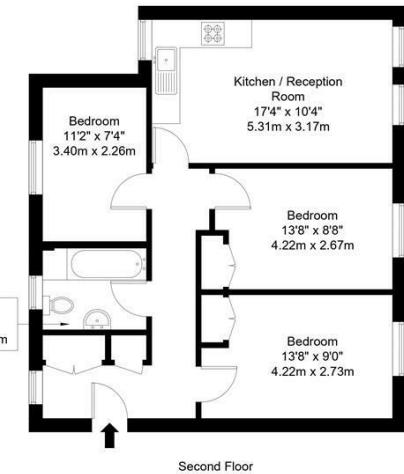
The property boasts three spacious bedrooms, providing ample room for families or those seeking extra space for a home office or guest accommodation. The single bathroom is thoughtfully designed, ensuring functionality and ease for daily routines.

With its prime location, residents will enjoy easy access to local amenities, transport links, and the rich cultural offerings of London. This property presents an excellent opportunity for those looking to establish a home in one of the capital's most sought-after areas. Whether you are a student or seeking a new rental, this residence is sure to meet your needs. Don't miss the chance to make this lovely property your own.



# Phoenix Wharf Road, SE1 2XU

Approx Gross Internal Area = 64.4 sq m / 693 sq ft

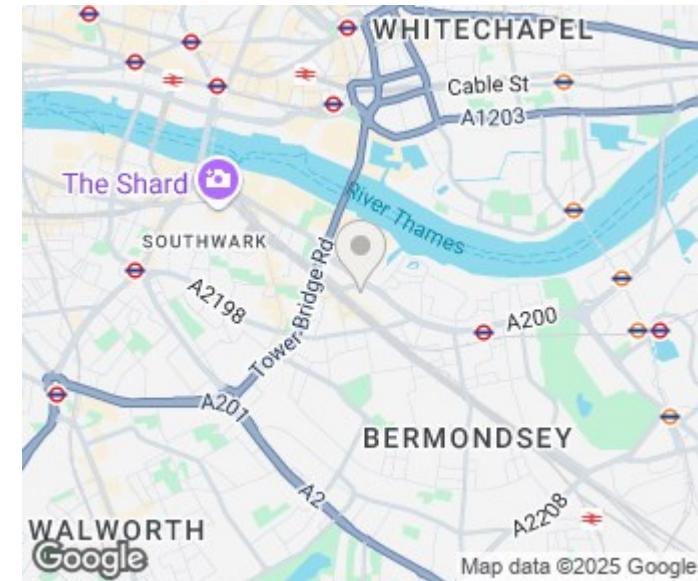


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**PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	77 79
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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