

Rotherhithe Street, London, SE16 5HD

Guide price £500,000 to £525,000. Impressive two bedroom, two bathroom apartment situated in ever so popular Rotherhithe riverside development. The property offers the benefits of city life whilst still being in a tranquil residential setting overlooking the River Thames.

The apartment boasts a spacious reception room leading in to the generous terrace spanning the whole width of the property and ideal for entertainment and al-fresco dining, a modern kitchen with plenty of storage space, two spacious double bedrooms (one of which ensuite), and a well kept family bathroom. Onsite benefits include secure underground parking space, bicycle storage and access to the communal terrace.

The Doubletree Dockland Nelson Dock pier for a 5 minute commute to Canary Wharf by river boat is just round the corner and Canada Water / Rotherhithe stations for the Jubilee Line and Overground are within easy reach.

The area also encompasses the Docklands City Farm and the ecological park making the property ideal for professional tenants wanting to escape the hustle and bustle of the city without giving up the privilege to live in the heart of London.

Leasehold
975 years left on the lease
Ground Rent: £150 per annum
Service Charge: £3160 per annum

- Riverside Development
- Two Double Bedrooms and Two Bathrooms
- Terrace Spanning Whole Width Of The Apartment
- Brilliant Views
- Tranquil Setting
- Moments to Canary Wharf by Hilton Ferry
- Underground Car Parking
- Bicycle Storage
- Long Lease

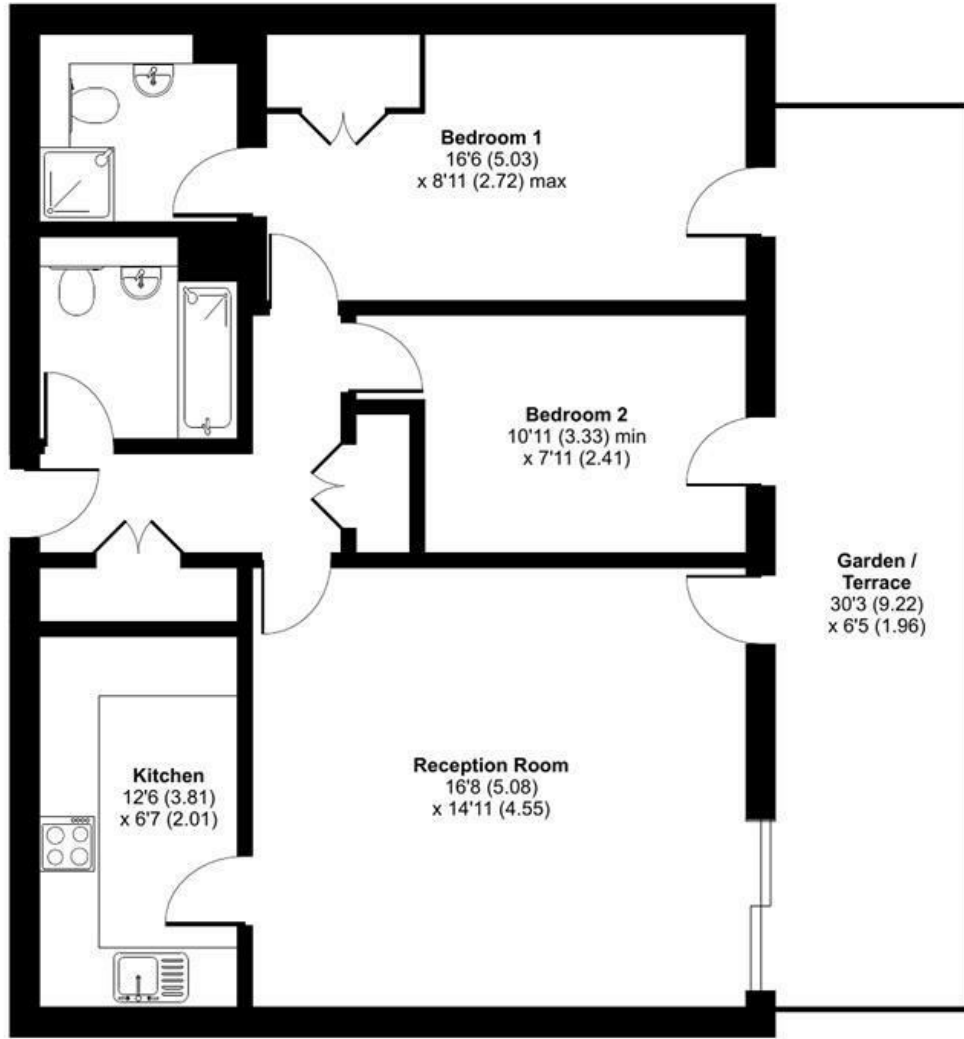
Alex & Matteo
ESTATE AGENTS

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Approximate Area = 782 sq ft / 72.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Alex & Matteo Estate Agents. REF: 1091628

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(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	