



Alex & Matteo  
ESTATE AGENTS



## Rotherhithe New Road, London, SE16 2AP

A contemporary two bedroom apartment with two private patios in a recently built boutique development, moments from the greenery of Southwark Park, Sports & Athletics Centre, and within walking distance from Surrey Quays and Bermondsey Stations.

Boasting a naturally bright open-plan living area leading into a private generous patio, a fully integrated modern kitchen, two double bedrooms, a stylish family bathroom, and a second private patio garden which spans the length of the property. The apartment also includes access to shared cycle store and communal storage space.

Located a short walk from upcoming Canada Water Masterplan and Biscuit Factory Regeneration plan; this sleek apartment is ideal for those looking for a private place to retreat without sacrificing location and easy access to the city.

Years left on The Lease - 143 years  
Annual Service Charge - £2,177.19  
Annual Ground Rent - £450  
Council Tax Band - D

Figures may vary. Please double check all figures and floorplan accuracy with your surveyor and conveyancer.

- Contemporary Boutique Apartment
- Two Double Bedrooms
- Two Private Patios
- Easy Access to Surrey Quays and Bermondsey Stations
- Locked Bike Storage
- Next to Southwark Park

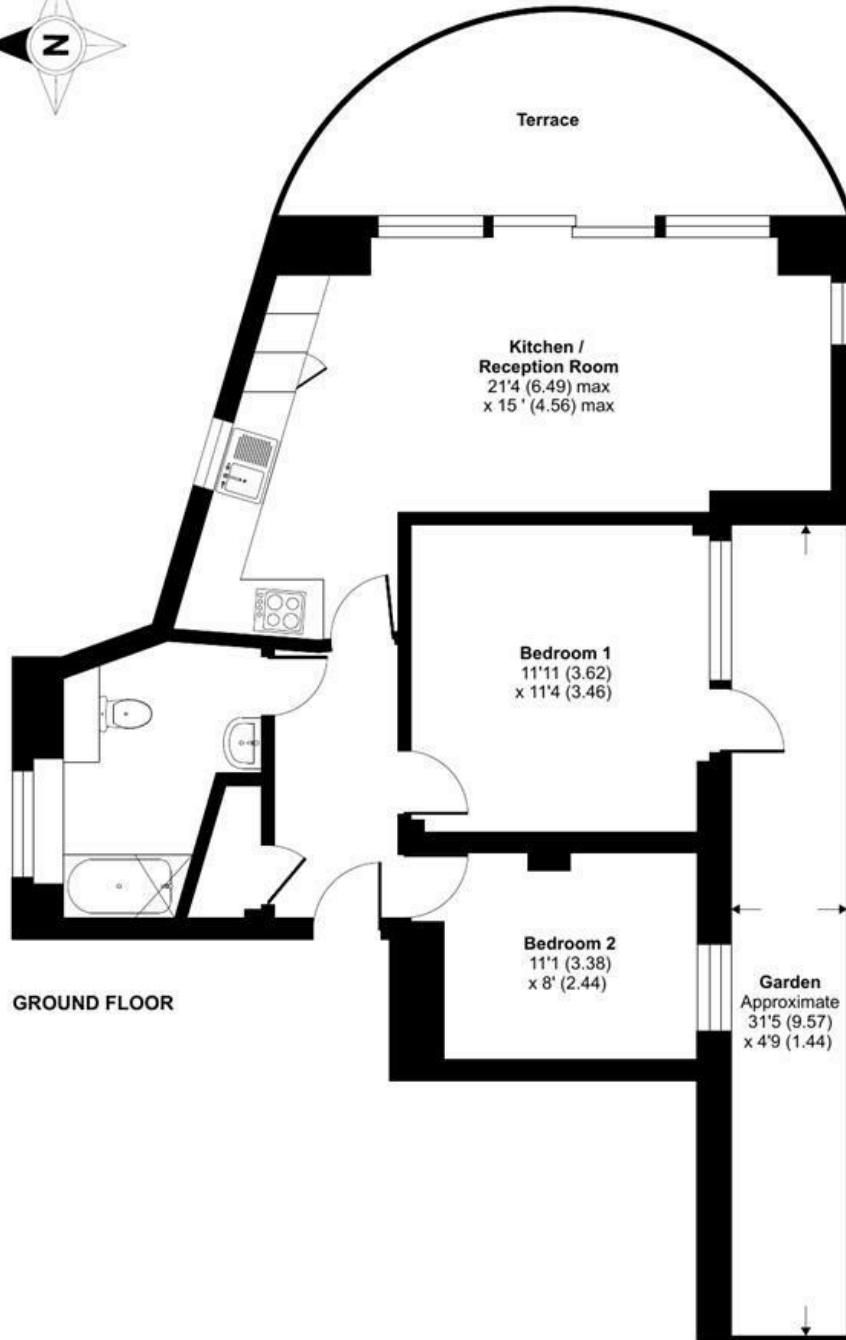
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**£475,000**

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Approximate Area = 680 sq ft / 63.1 sq m

For identification only - Not to scale



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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: 1105978

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	