



Rope Street, London, SE16 7TY

Guide Price: £750,000 to £800,000. A unique and generous riverside three bedroom family house located in picturesque setting in ever so popular Canada Water / Surrey Quays. Spread over four floors, the property boasts a well-kept kitchen, guest washroom, spacious reception room with access to a private balcony. The second floor features two double bedrooms, one with built in storage and access to a second private balcony, and a family bathroom. The top floor boasts a spacious master bedroom with access to a spacious terrace along with a second family bathroom with plenty of built-in-storage. On the ground floor is the generous garage which gives scope for conversion. A short walk away from Greenland pier with ferry access to Canary Wharf within 5 minutes, as well as good bus links, walking distance from Canada Water and Surrey Quays stations, and surrounded by a plethora of local amenities, fitness centres, grocery stores, cafes and restaurants.

- Riverside Family House
- Spacious and Naturally Bright
- Thames Views
- Three Balconies / Terrace
- Three Double Bedrooms
- Scope for Garage Conversion

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Guide price £750,000

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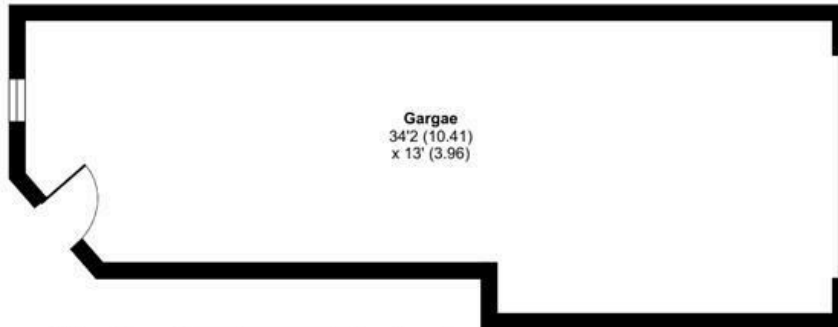
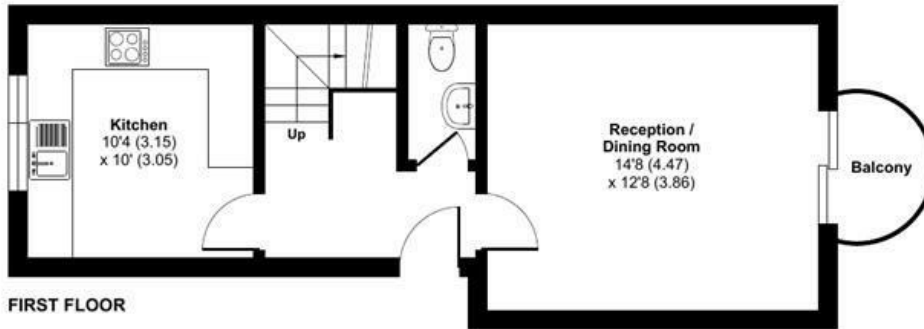
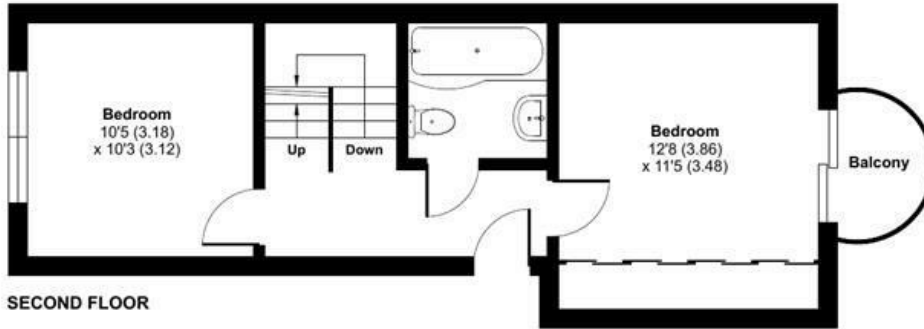
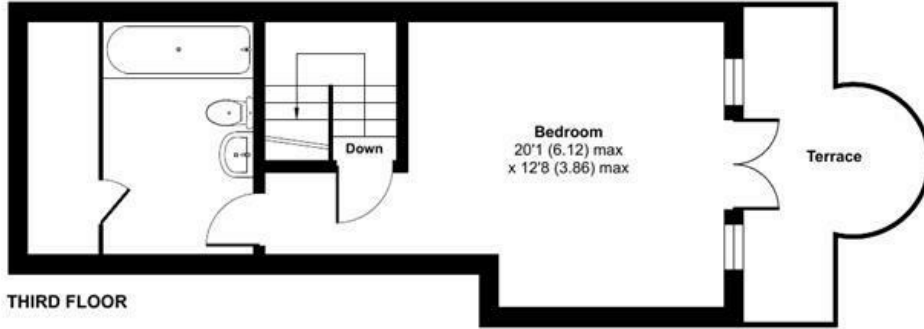


Approximate Area = 1127 sq ft / 104.7 sq m

Garage = 381 sq ft / 35.4 sq m

Total = 1508 sq ft / 140.1 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: 1117587.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	