



## Rotherhithe Street, London, SE16 5DJ

A massive two-bedroom two-bathroom apartment located in tranquil Rotherhithe, nestled between the River Thames and the greenery of Slave Hill Ecological Park.

The property features an impressive open living area leading into a private south facing balcony, a modern kitchen, a master bedroom with dressing area and its own ensuite bathroom, a spacious second bedroom, and a well-kept family bathroom.

Additional storage space can be found in the hallway.

Additional benefits include access to a communal terrace boasting stunning views of the Thames as well as City / Canary Wharf Skyline, allocated car parking space, onsite concierge, and bicycle storage. Moments from local independent cafes / pubs, and Hilton Docklands Nelson Dock Pier for a 10 minute commute to Canary Wharf, within easy reach of Canada Water station and a plethora of shops in the up and coming Masterplan, the apartment is perfect for those wanting a very generous home in a tranquil location without giving up the privilege to live in the heart of London.

Ground Rent - £250  
 Years on Lease - 103  
 Service Charge - £3200  
 Council Tax Band - F

Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- Massive Apartment
- Naturally Bright
- South Facing Balcony
- Gated Car Parking
- Bicycle Storage
- Concierge
- Communal Roof Terrace With City Views

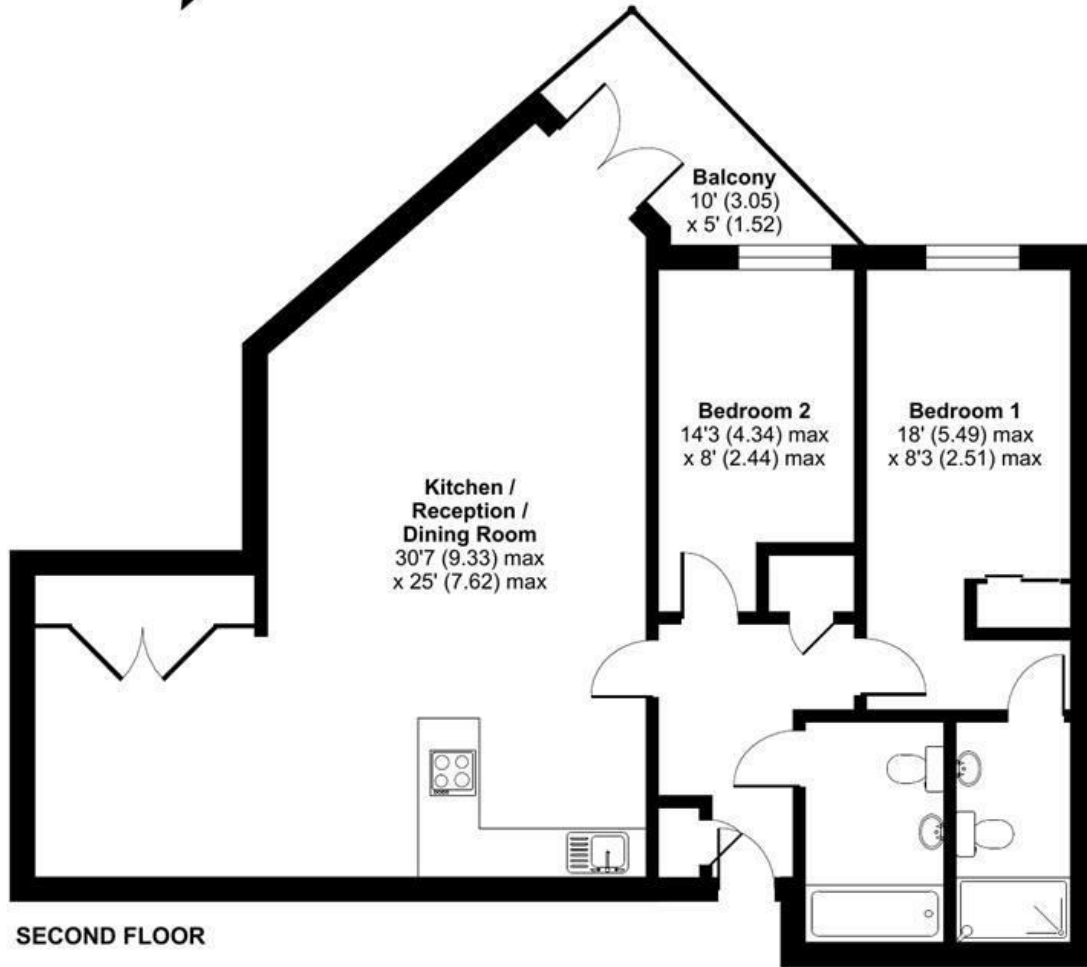
**Alex & Matteo**  
 ESTATE AGENTS

**Offers in excess of £585,000**

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Approximate Area = 991 sq ft / 92 sq m

For identification only - Not to scale



**Alex & Matteo**  
ESTATE AGENTS



**Certified Property Measurer**

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: 1102088

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	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	