



Rotherhithe Street, London, SE16 5UD

Guide Price £700,000 to £725,000 - Chain Free.

A unique three bedroom, two bathroom apartment located in south-after Rotherhithe riverside development, enjoying stunning views of the Thames and Canary Wharf skyline.

The apartment boasts a spacious and bright reception room with a floor to ceiling windows and access to two private balconies overlooking the River Thames and financial district skyline, a well kept kitchen with plenty of storage, a marble tiled family bathroom and, three spacious double bedrooms, two with storage and one with an en-suite. Additional storage can be found in the hallway.

The property is surrounded by many local amenities including bars, outdoor gym, cafe, pubs, the greenery of Stave Ecological Hill and direct quick ferry access to Canary Wharf and good bus links.

Share of Freehold (998 years left on lease)
No Ground Rent
Service Charge - £4170 per year including car parking charges
Council Tax Band - G

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

- CHAIN FREE - Spacious Riverside Three Double Bedroom Apartment
- Stunning Thames and Canary Wharf Skyline View
- Share of Freehold with 998 Years on Lease
- Private Tennis Court
- Great Transport Links
- Plenty of Storage
- Two Private Balconies
- Underground parking
- Access to Rotherhithe Street and plethora of Local Amenities

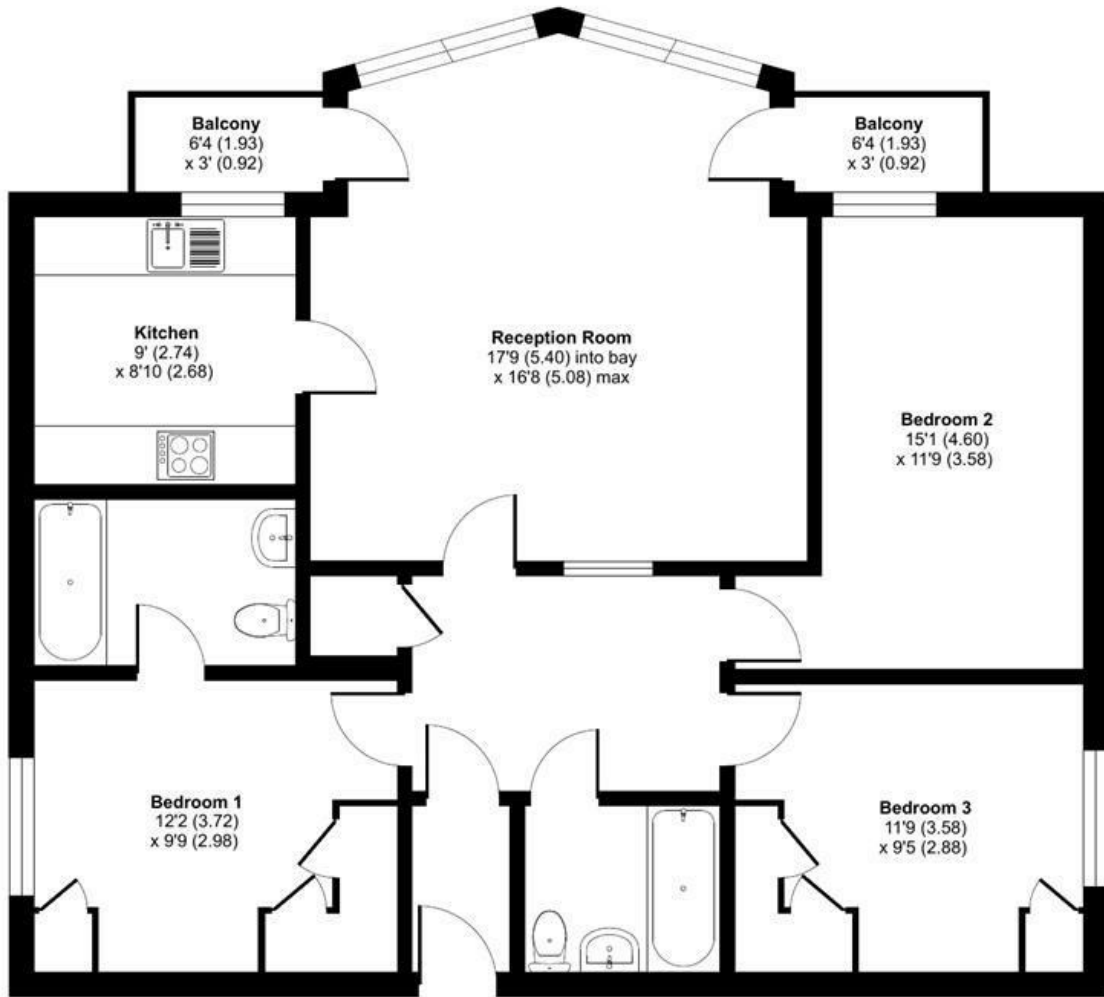
Alex & Matteo
ESTATE AGENTS

Guide price £700,000

Tivoli Court, Rotherhithe Street, London, SE16

Approximate Area = 966 sq ft / 89.7 sq m

For identification only - Not to scale



SECOND 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: 1180608

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