



Cathay House, SE16 4TS

Guide Price £500,000 to £525,000

A spacious two bedroom apartment located in one of the most sought-after SE16 locations, steps from The River Thames, a five minute away from Bermondsey underground and Rotherhithe overground stations. The apartment features a spacious reception room with access to a private balcony overlooking King's Stairs Gardens and the River Thames, a stylish modern kitchen, wide hallway, a large family bathroom, and two generous double bedrooms, both having built-in storage.

The surrounding area has many local amenities such as local Southwark Park, local restaurants, cafes and pubs, supermarket and excellent transport links to central London and is only one stop from London Bridge.

Leasehold
 Service charge: £1500 per year
 Ground Rent: £10 per year
 90 years left on the lease

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.

- Spacious Two Bedroom Apartment
- Private Balcony Overlooking Greenery and River Thames
- Plenty of Storage
- Excellent Location
- Great Transport Links
- Major Works Recently Undertaken And Paid For
- 5 Minutes from Bermondsey and Rotherhithe Stations
- Steps From River Thames
- Lease to be extended to 179 years as part of the deal

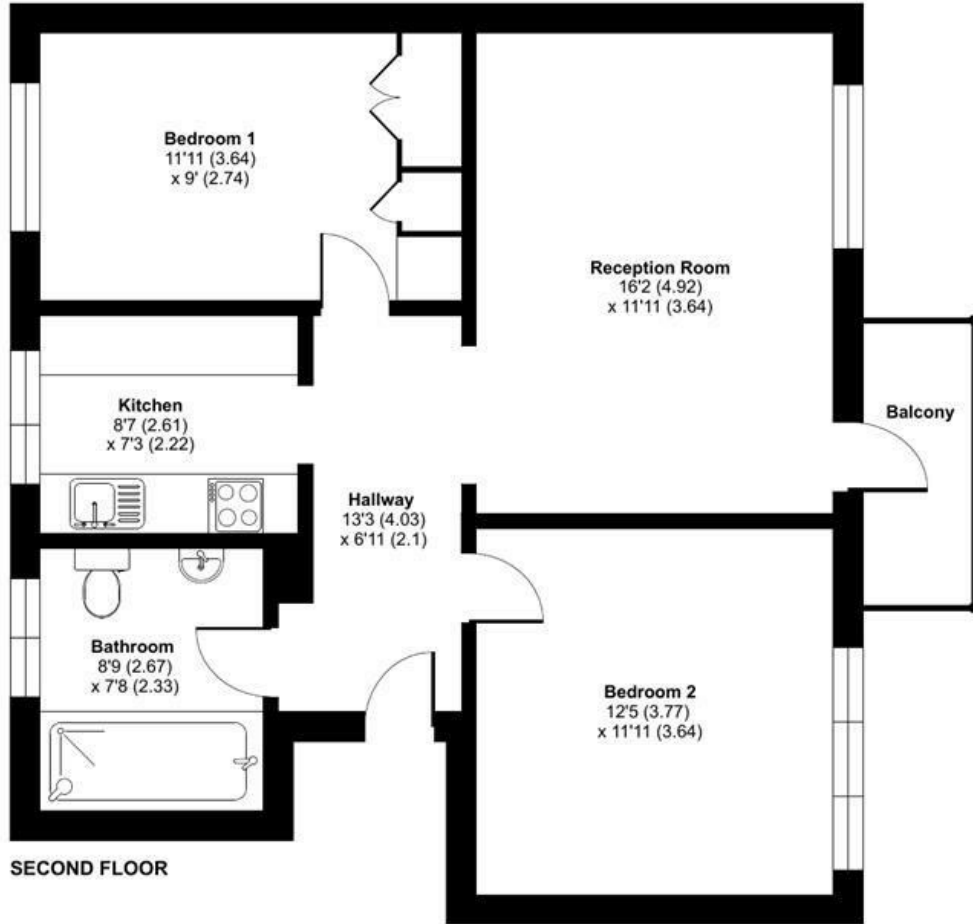
Alex & Matteo
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Cathay House, Cathay Street, London, SE16

Approximate Area = 707 sq ft / 65.6 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Alex & Matteo Estate Agents. REF: 1236466

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 80 |
| (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 | |