



Alex & Matteo
ESTATE AGENTS



Hope Wharf, London, SE16 4JX

Guide Price £900,000 to £950,000. A unique and generous warehouse conversion apartment in the heart of Rotherhithe Village with private terrace overlooking the River Thames. The apartment boasts a generous reception and dining room featuring exposed timber beams, leading into a spacious private terrace with exceptional views of the London skyline and River Thames, a modern kitchen, a stylish family bathroom, and two spacious double bedrooms, both with plenty of built-in storage. The surrounding area has many local amenities such as Brunel museum, iconic Mayflower Pub, local restaurants, and cafes. Rotherhithe Station for the Overground is just round the corner, while Canada Water Masterplan and Station is only a short walk away.

Years on Lease - 172
Annual Service Charge - £3734.62 including water charges
Annual Sinking Fund Contributions £758.50
Council Tax Band - E

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.

- Very Generous Two Bedroom Warehouse Conversion
- Stunning River Views
- Spacious Private Terrace with Views of the London Skyline
- Exposed Timber Beams
- Naturally Bright
- Plenty of Storage
- Excellent Transport Links
- Allocated Car Parking Space

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£900,000

Granary House SE16

Approximate Gross Internal Area = 1485 sq ft / 138.0 sq m
(Excluding Terrace)



First Floor

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Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Alex & Matteo Estate Agents.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	77
(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		