



## Rotherhithe Street, London, SE16 5XW

Set within a sought-after riverside development on the banks of the Thames, this expansive town house offers versatile living across three beautifully presented levels.

On the ground floor, you'll find a spacious reception room, perfect as a media lounge or family room alongside a dedicated study that doubles as a guest bedroom, and a full bathroom.

The first floor showcases an elegant open-plan living and dining area that opens directly onto a private patio garden with tranquil river views. A separate, contemporary kitchen offers abundant storage and workspace, ideal for both everyday use and entertaining.

Upstairs, two generous double bedrooms await, including a principal suite with en-suite bathroom, and a smartly designed family bathroom.

With its bright interiors, flexible layout, and exceptional outdoor space, this home is an outstanding option for those seeking riverside tranquillity within easy reach of central London.

Freehold  
Annual Service Charge - £2500  
Council Tax Band - F

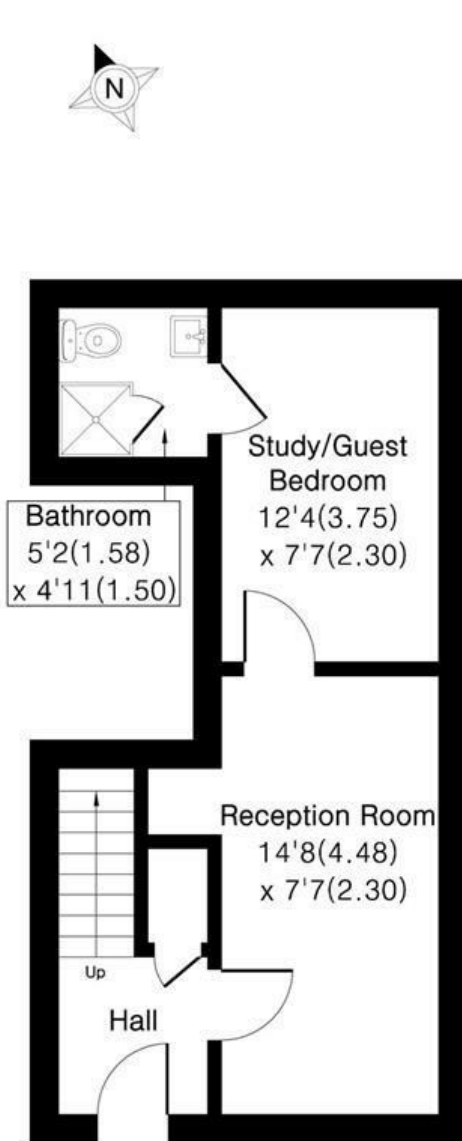
- Over 1,000 sq ft of versatile living space
- Two Reception Rooms
- Riverside Development Moments from the Thames Clipper
- Private Patio Garden with Direct River Views
- Two Double Bedrooms Plus Guest Room / Home Office
- Close to shops, Restaurants, and Stave Hill Ecological Park
- Excellent Transport Links to Canary Wharf and Central London
- CHAIN FREE

**Alex & Matteo**  
ESTATE AGENTS

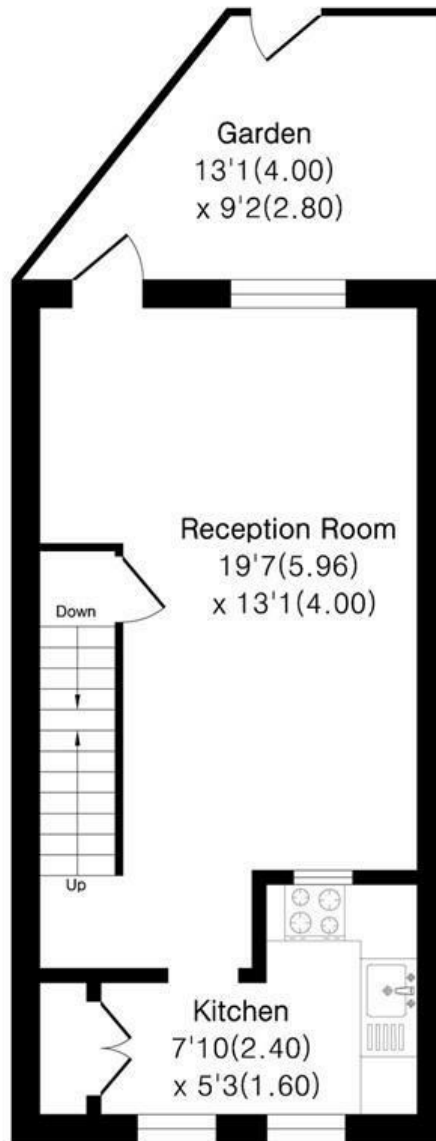
**Guide price £725,000**

# Rotherhithe Street SE16

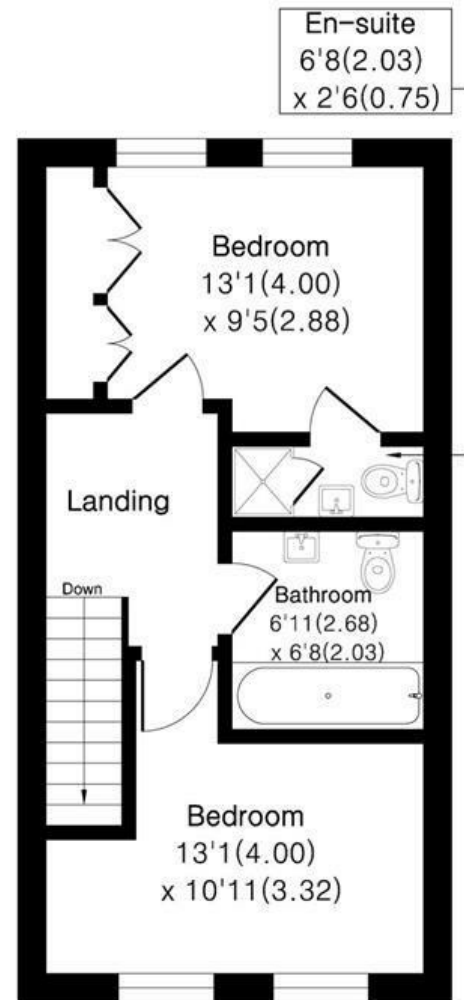
Approximate Area = 1046 sq ft / 97.1 sq m



Ground Floor



First Floor



Second Floor

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                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 66                      | 81        |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |