



## Odessa Street, London, SE16 7LX

Guide Price £475,000 to £500,000. A generous and recently refurbished riverside two bedroom apartment, located in tranquil Rotherhithe enjoying stunning Thames views. The apartment features a naturally bright reception room with plenty of space to dine, a modern kitchen, stylish bathroom, and two spacious double bedrooms, one boasting an en-suite. Additional storage can be found in the hallway. The surrounding area boasts many local amenities including independent cafes pubs, a city farm, as well as restaurants and supermarkets in Canada Water. The greenery of the Stave Hill Ecological Park is around the corner.

Years on Lease - 943  
Annual Service Charge: £2319  
Annual Sinking Funds: £652.17  
Annual Ground Rent - £37.10  
Council Tax Band - C

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.

- Two Bedroom Riverside Apartment
- Stunning River Thames Views
- Recently Refurbished
- Walking Distance from Ever so Popular Canada Water Masterplan
- Communal Garden
- Great Transport Links
- Free Parking and Bicycle Storage on The Premises
- Long Lease
- Tranquil Location

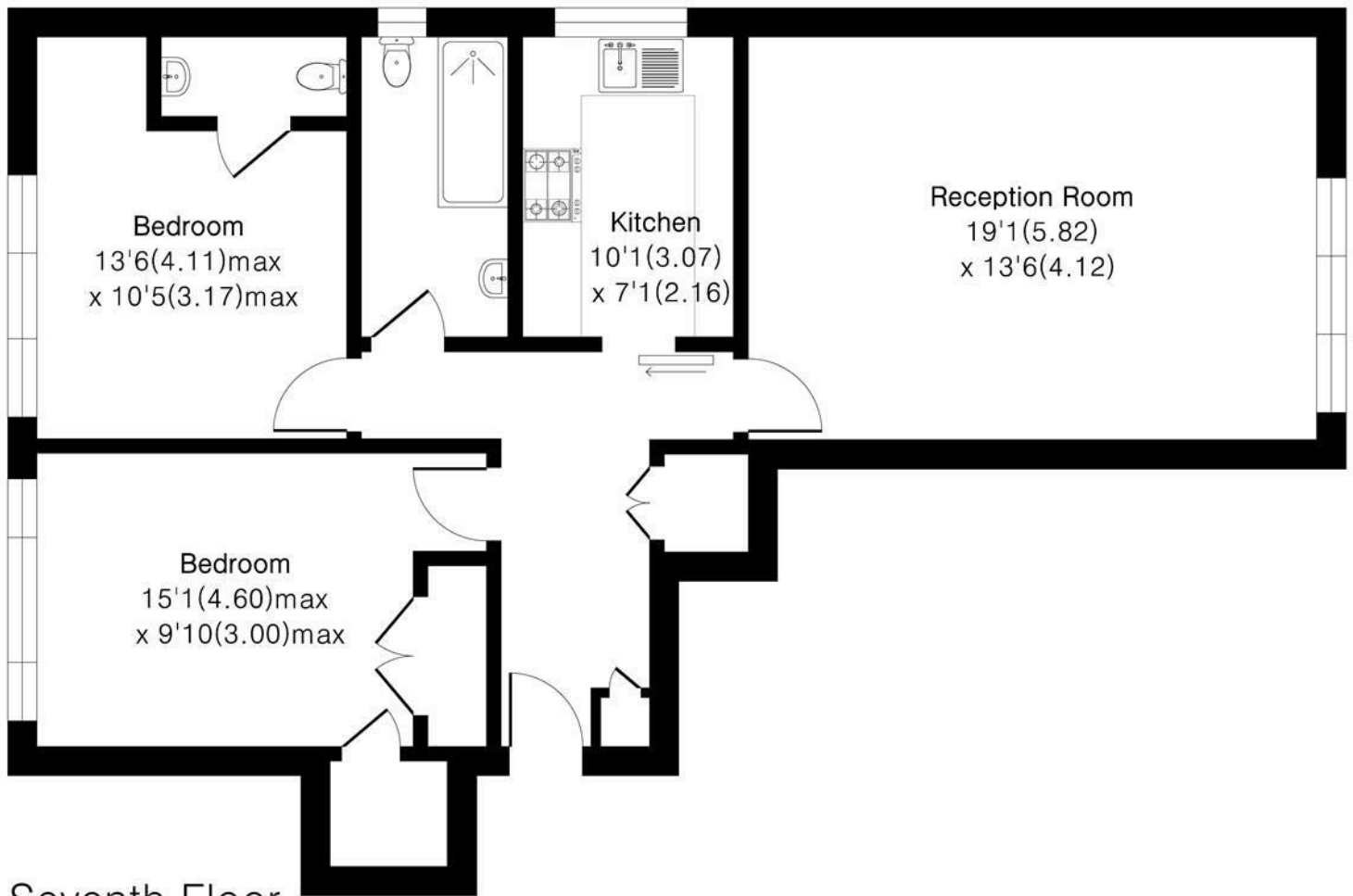
**Alex & Matteo**  
ESTATE AGENTS

**Guide price £475,000**



# Custom House SE16

Approximate Area = 803 sq ft / 74.6 sq m



Seventh 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                                   | 74      | 79        |
| (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                     |         |           |