



Rotherhithe Street, London, SE16 5DS

Guide Price £525,000 to £550,000. A very generous and immaculately presented two double bedroom apartment in a modern and quiet gated development in the heart of Rotherhithe, steps from the River Thames and the greenery of the Lavender Pond Nature Reserve as well as Russia Dock Woodland.

The property boasts a spacious open plan living area leading into a private balcony, a modern and well kept kitchen, the generous master bedroom ensuite, and a equally good sized second bedroom with plenty of storage space, and a recently refurbished family bathroom. Additional storage space can be found in the hallway. Both bathrooms have been refurbished in 2021. On-site benefits include private allocated gated parking space with EV charger, and access to a communal terrace. The property is ideal for those wanting to escape the hustle and bustle of the city without giving up the privilege to live in the heart of London.

Service Charge: £1998.88 including water charges

Ground Rent: £200.00

Years on the Lease: 104

Council Tax Band: F

- Modern and Generous Apartment
- Recently Refurbished Bathrooms
- Plenty Of Storage Space
- Private Balcony
- Allocated Gated Parking Space with EV Charger
- Steps from River Thames
- Low Service Charge
- New Boiler
- Communal Roof Terrace

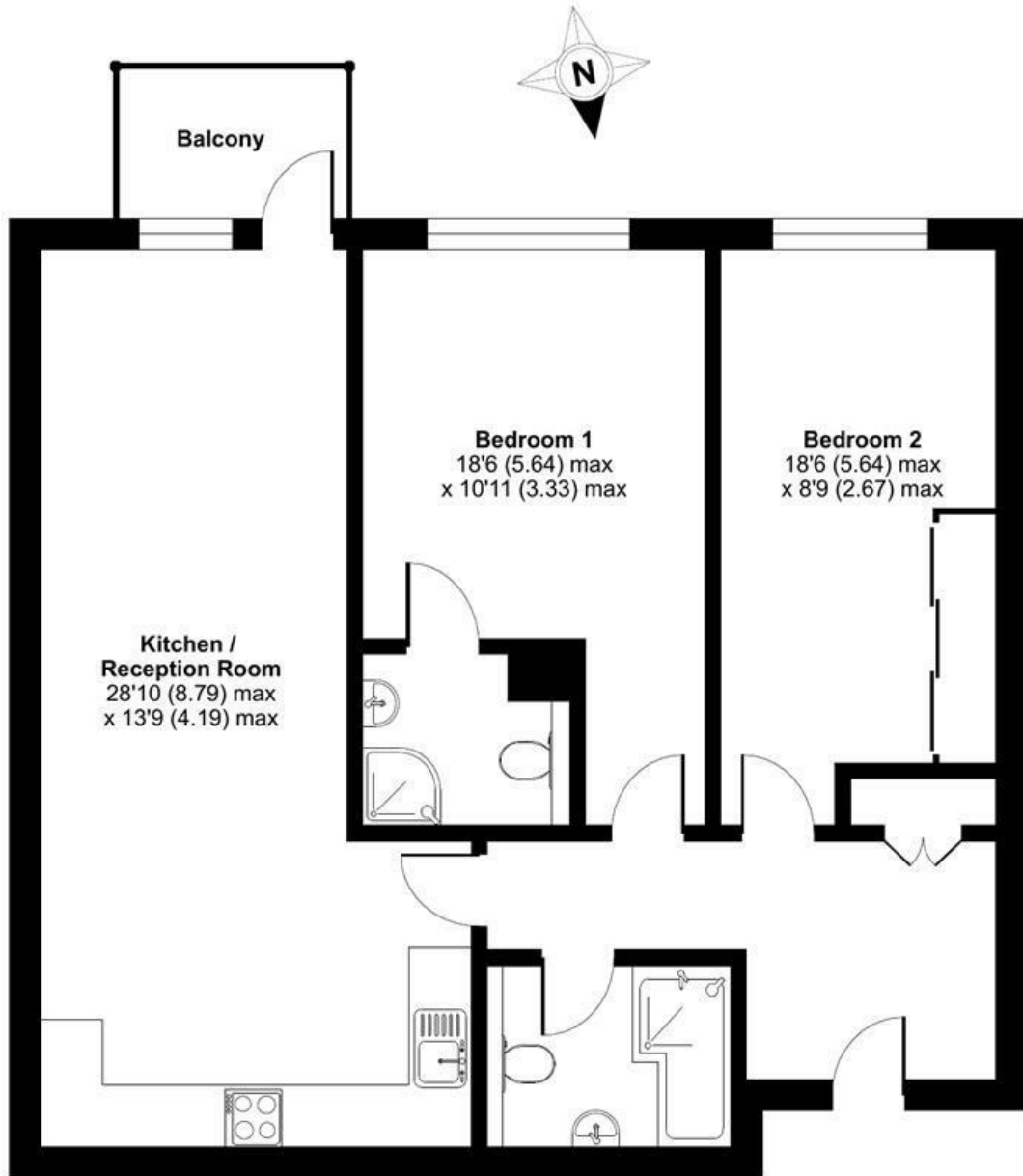
Alex & Matteo
ESTATE AGENTS

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Approximate Area = 865 sq ft / 80.4 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 2023. Produced for Alex & Matteo Estate Agents. REF: 967662

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	84
(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	