



Capacity House, Rothsay Street, London, SE1 4UD

£750,000

A 2 double bedroom 2 bathroom apartment for sale within this small modern luxury block, located just off Tower Bridge Road SE1.

Large open plan living room with luxury fitted kitchen and floor to ceiling windows leading out to a private terrace.

Double bedrooms, 2 luxury bathroom suites, beautiful tiled and wooden flooring and a residents roof garden.

Located on a quiet street just off Tower Bridge Road, walking distance to Borough Market and both London Bridge & Borough stations.

Service charge £3700 per annum

Ground rent £480 per annum

Lease 989 years remaining

*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- Penthouse Apartment
- Terrace
- Walk To Borough Station
- 2 Double Bedrooms
- Walk To London Bridge Station
- Residents Roof Garden
- 2 Bathrooms
- Walk to Borough Market

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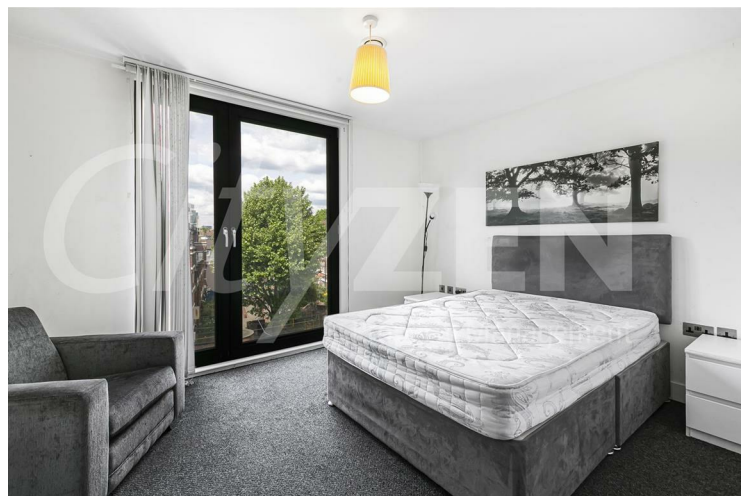
BATHROOM



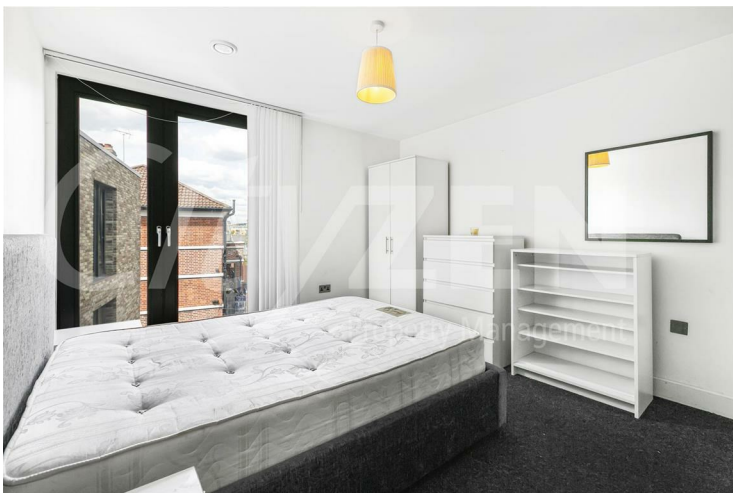
BEDROOM



BATHROOM



BEDROOM



BEDROOM



BEDROOM

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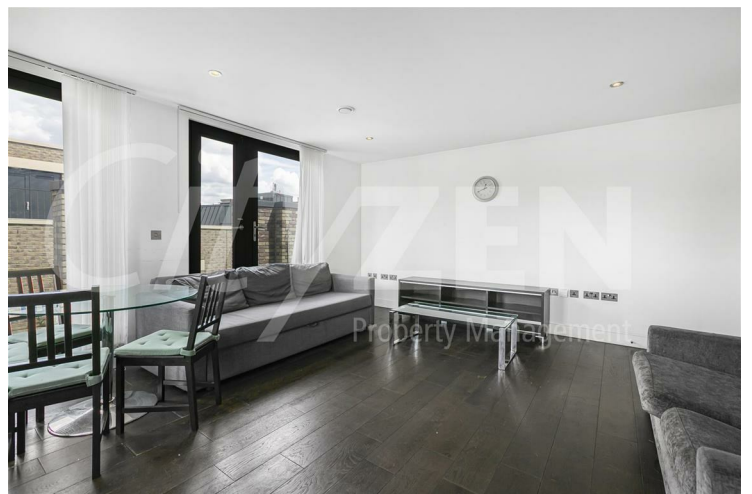
EN SUITE SHOWER ROOM



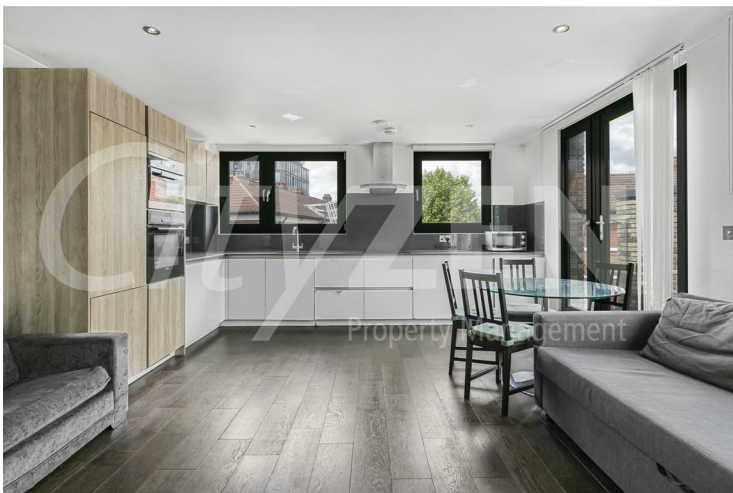
RECEPTION ROOM



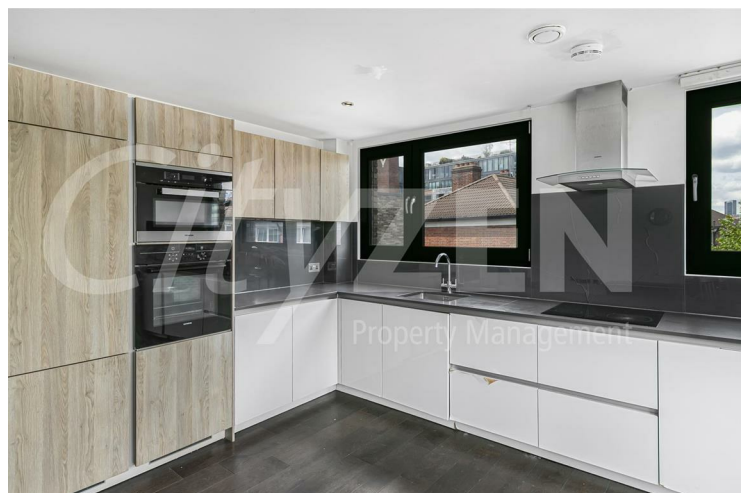
RECEPTION ROOM



RECEPTION ROOM



RECEPTION ROOM



KITCHEN

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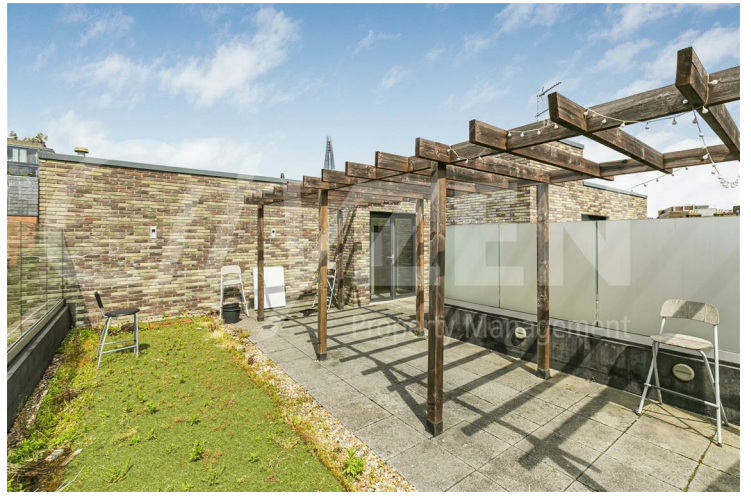
KITCHEN



ROOF GARDEN



CAPACITY HOUSE

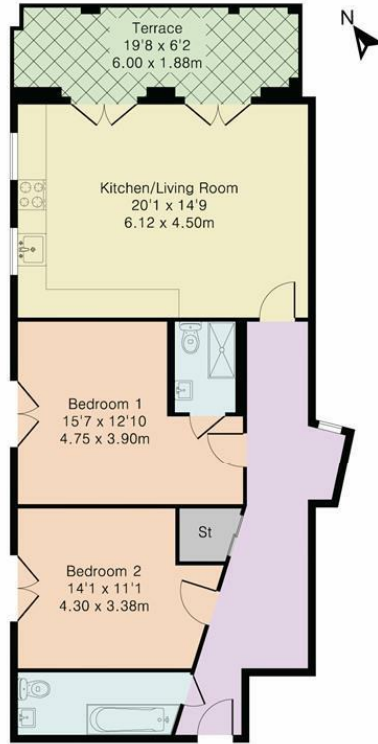


ROOF GARDEN



ROOF GARDEN

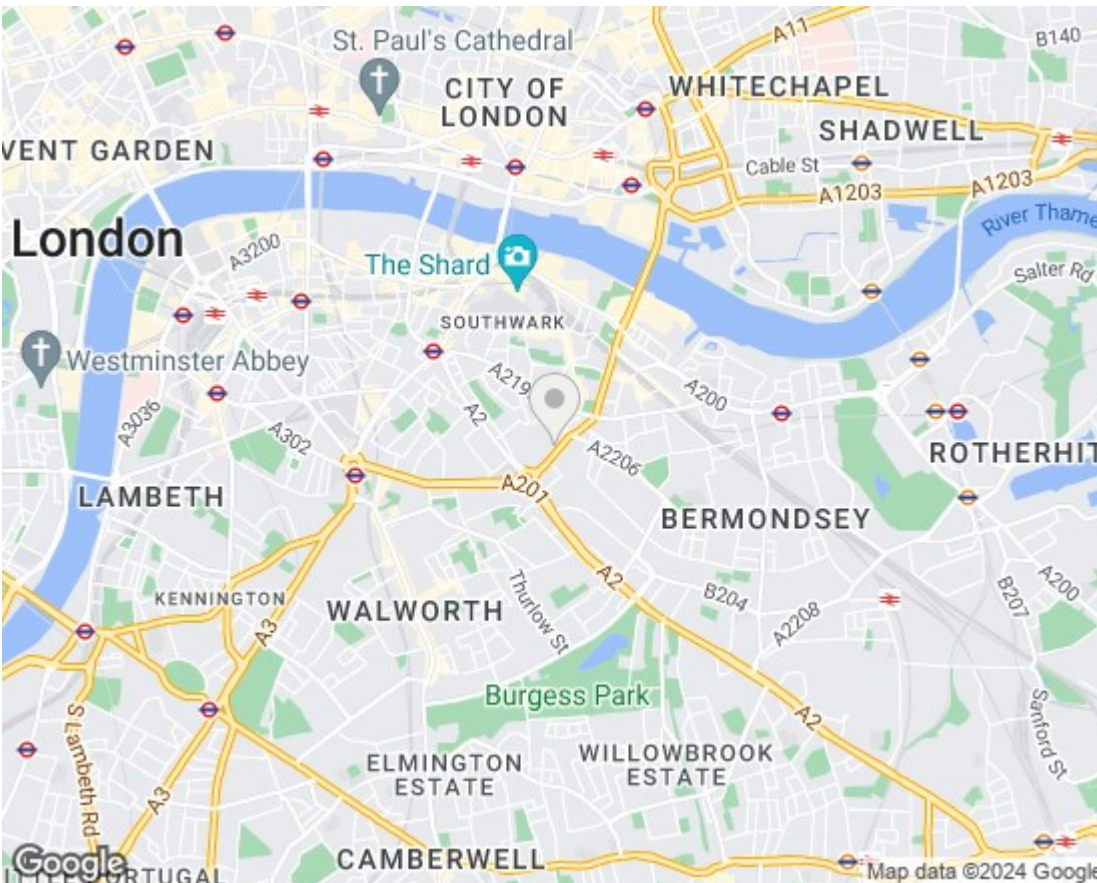
Approximate Gross Internal Area 868 sq ft – 81 sq m



Third Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(81-91) B			
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		91	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.