



# Granary House

2 Hope Wharf, SE16

Offers in excess of  
£1,000,000

Discover urban living at its finest with this captivating two-bedroom warehouse conversion with its River facing terrace nestled in the heart of Rotherhithe village located on the River Thames.

This penthouse apartment offers 2 double bedrooms, family bathroom and a generously sized, expansive kitchen/dining/living area ideal entertaining, with access to a private outdoor terrace offering the most exceptional views of the city and Tower Bridge. However the additional jewel in this home's crown is its beautiful, vaulted ceilings, skylights, wooden beams and exposed brickwork, situated in this historic location, you immediately feel the depth of character of your surroundings.





# Granary House

2 Hope Wharf, SE16

- Converted Warehouse
- Two Double Bedrooms
- Private Terrace
- River Views
- Private Parking
- Gated Development
- Period Features
- Rotherhithe Conservation Area





This property also offers huge windows, high ceilings, allowing an abundance of natural light to pervade the entire living space. A most impressive find, and a rare opportunity at purchasing a home of this calibre is not to be missed.

The property also offers an allocated parking space, a rare find in such a sought-after location. Imagine the convenience of returning home and effortlessly parking your vehicle in your designated spot.

Granary House is within a gated development in the very desirable and picturesque Rotherhithe village. It is moments away from the oldest pub on the River Thames, the 16th century Mayflower pub, and near to the Angel pub too. Rotherhithe Overground station is less than a short 5 minute walk. Other convenient transport links include Canada Water and Bermondsey underground stations on the Jubilee line. The Thames Path provides scenic walks, immediately outside the riverside entrance of the development. Southwark Park and Surrey Quays Shopping Centre are nearby. There is also easy access to Cycleway 4, part of London's newly improved cycle network.

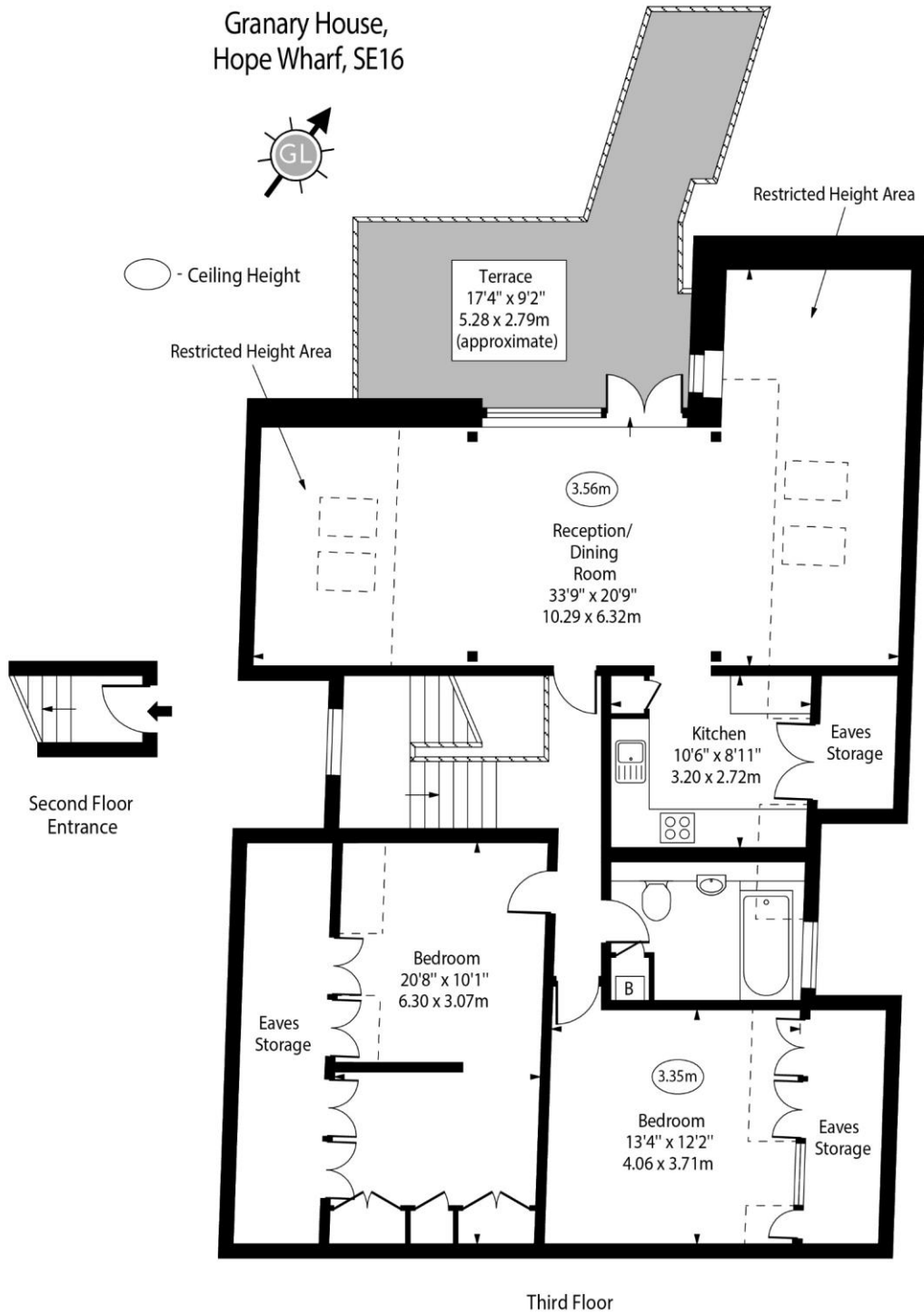
**Tenure:** Leasehold 172 years 11 months  
**Service Charge:** £4826 pa  
**Ground Rent:** £Peppercorn  
**Local Authority:** London Borough of Southwark  
**Council Tax Band:** E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	81	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Granary House,  
Hope Wharf, SE16



Approx. Floor Area Including Restricted Heights  
(Including Eaves Storage)

1460 Sq Ft - 135.64 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 023788K