



Sovereign Crescent

London, SE16

Asking Price £1,100,000

A beautiful four-bedroom freehold house with a private garden, garage, and potential for further development, located in a sought-after riverside development in Rotherhithe.



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- Freehold House
- Four Bedrooms
- Two Bathrooms
- Garage
- Garden
- Private Parking
- Modernised Throughout
- Riverside Development
- Great Location
- Excellent Transport Links



This stunning family home combines modern design with practical living space, making it an ideal choice in the heart of Rotherhithe. The open-plan sitting and dining area with oak floors flows into a separate kitchen overlooking the private south-facing patio, perfect for outdoor dining. A light-filled living area offers direct river views, seamlessly connecting to the spacious garden. The home features four generously sized bedrooms, two recently renovated bathrooms, and an additional cloakroom/utility room with an en-suite in the basement. The flexible basement space, independent from the main house, is perfect for a gym, guest room, or additional living area. A study/office area with river views provides a peaceful work environment.

The property also offers excellent storage, including a carpeted open loft area, ideal as a hobby space with built-in side storage cupboards. Two off-street parking spaces, in addition to a good-sized garage, provide ample parking, and there is potential to convert the garage into more living space. Located just a short walk from Canada Water Tube Station (Jubilee Line) and Rotherhithe Overground Station, this home offers excellent transport links to Canary Wharf, London Bridge, and the West End. With its ideal blend of family-friendly practicality and substantial development potential, this is a rare opportunity to own a beautiful riverside property in one of Rotherhithe's most sought-after locations.

Tenure: Freehold

Service Charge: £2400 pa

Ground Rent: £5 pa

Local Authority: London Borough of Southwark

Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)	74	83
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Chestertons Tower Bridge Sales

220 Tower Bridge Road

Tower Bridge

London

SE1 2UP

towerbridge@chestertons.co.uk

020 7357 7999

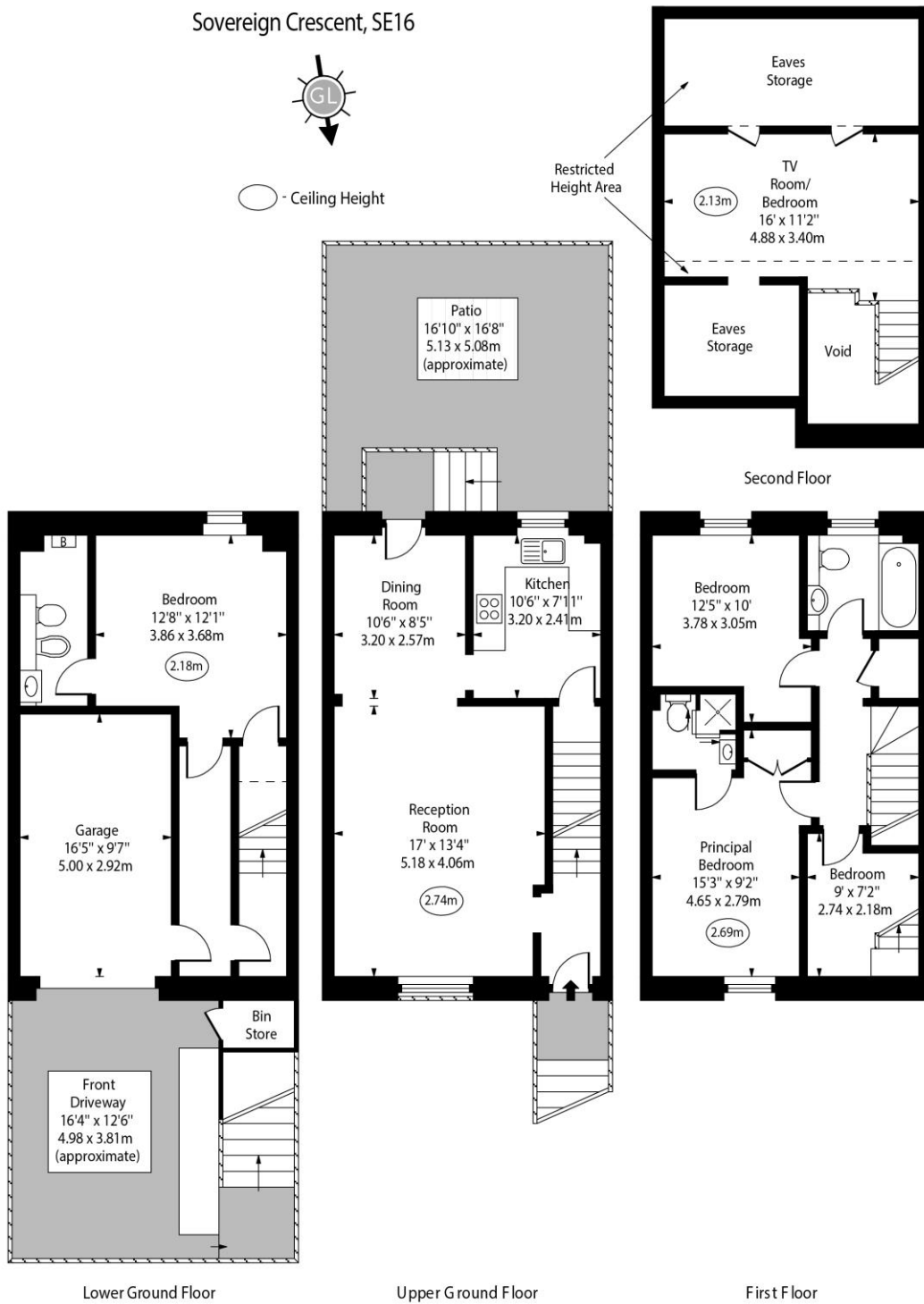
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○ - Ceiling Height

Restricted Height Area



Approx Gross Internal Area 1590 Sq Ft - 147.71 Sq M
 Approx. Floor Area Including Restricted Heights 1787 Sq Ft - 166.01 Sq M
 (Including Eaves Storages)

For Illustration Purposes Only - Not To Scale
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