



## Rothsay Street, SE1

£775,000

Offers in excess of £800,000. An incredibly spacious and high spec, lateral apartment in a boutique low-rise development with three spacious double bedrooms, three bathrooms, a very generous open plan living room and kitchen, plus a large private balcony.

Capacity House is enviably located on Rothsay Street, tucked back off Tower Bridge Road, moments from Bermondsey Street, with Shad Thames, London Bridge, the Shard and Borough Market all on your doorstep.

### Features

Offers in excess of £800,000  
999 Year Lease from 2015  
Boutique Development  
Three Double Bedrooms  
Three Bathrooms  
Large Living Space  
Private Balcony  
Lift Access & Secure Entry

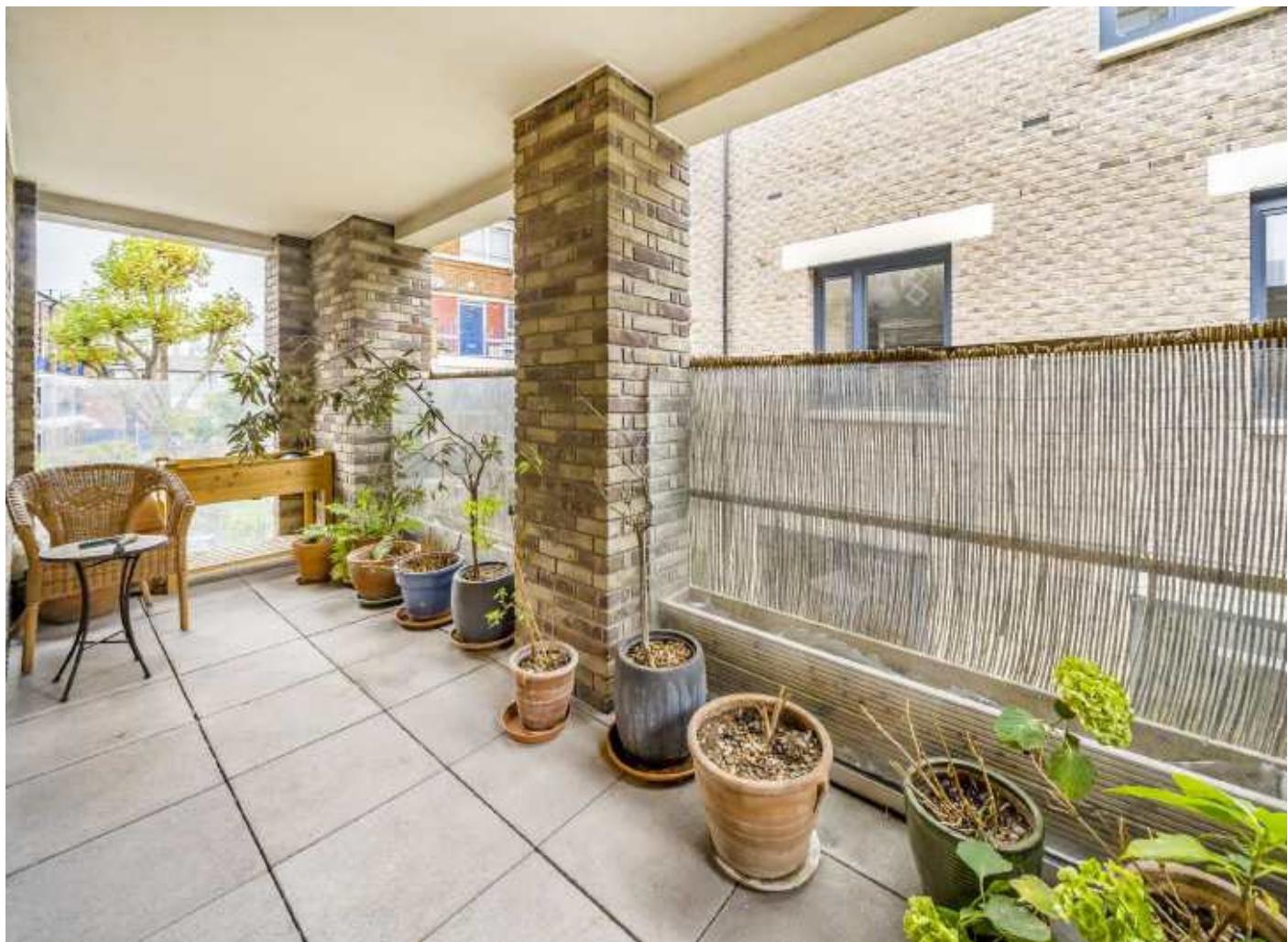


## Rothsay Street, SE1

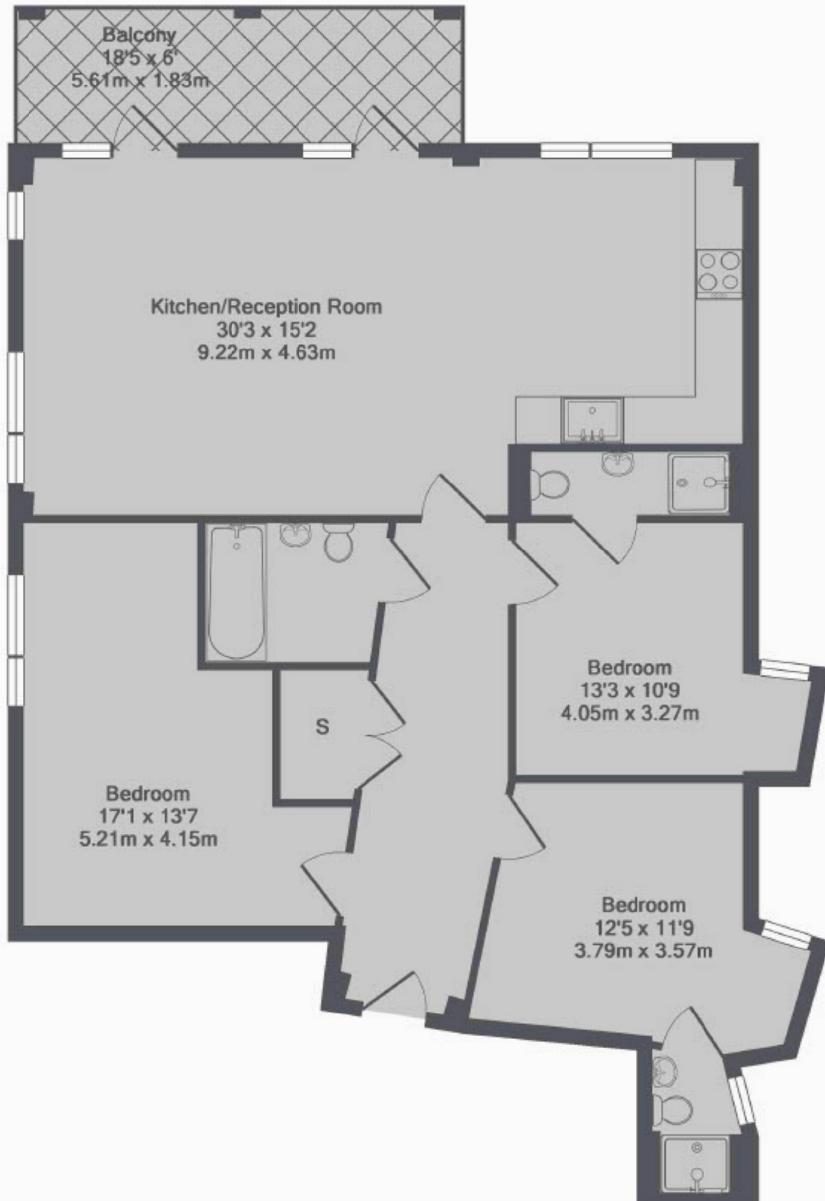
Spread across approximately 1,200 sq ft, this impressive apartment offers a wonderful sense of space and light throughout. The main living area spans the full width of the property, featuring a dual aspect layout with defined space for dining and relaxing, as well as access to a large private balcony, perfect for entertaining or unwinding outdoors.

There are three generously sized double bedrooms, each offering ample built-in storage. Two bedrooms benefit from luxurious en-suite shower rooms, while a further guest bathroom is conveniently located off the hallway.

Capacity House is an exclusive development of just nine apartments, completed in 2015. Residents enjoy the benefits of lift access, secure entry, and underfloor heating throughout. These apartments feature full-height windows, allowing natural light to flood in, and are finished to a high specification with modern fittings and fixtures.



# Rothsay Street, London, SE1



The Lighthouse, SE1  
Total Approx. Floor Area 1143 Sq.Ft. (106.2 Sq.M.)

## Dexters

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London  
SE1 1XL  
Sales  
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Energy Rating: B. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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