



Rotherhithe New Road, London

£600,000 Leasehold





## Rotherhithe New Road, London

An exquisite example of a duplex apartment forming a large section of this traditional London Town House with private rear garden, located just 0.2 miles from Surrey Quays Station (Overground). Presented to an extremely high standard, we would recommend an early viewing appointment.

The accommodation briefly comprises of vestibule leading into the main reception room including French Doors to the front, this in turn leads has a second reception space to the rear that could be used as a dining area or office with further French Doors leading to the rear garden. Stairs then lead to a half landing with access to the main bathroom and kitchen. The kitchen is presented to a very high standard with island and bi-folding doors providing access to the private rear garden. From the half landing a further staircase then leads to the two principle bedrooms, both doubles.

Located in South East London., this property is connected just 0.2 Miles from Surrey Quays Station that can provide access into Whitechapel in around 9 minutes and Central London within 15 minutes. Alternatively Canada Water station is located just 0.6 miles and provides access to Central London within 4 minutes and 1 stop from Canary Wharf. Many like the location of Surrey Quays due to its access to Surrey Docks fitness and watersports centre, with activities to appeal to anyone wishing to be on the water. Then approximately a mile is Rotherhithe village, full of history including the Brunel Museum and also many traditional English Pubs, perfect for a Sunday Roast.

This is a fantastic opportunity and we highly recommend an internal viewing.

- Stunning Duplex style apartment
- Modern kitchen with Island and bi-folding doors
- Spacious reception room
- Two double bedrooms
- Private garden
- Popular Surrey Quays location

Oliver Jaques Surrey Quays Sales  
0207 231 5050

Email [southeast@o-j.co.uk](mailto:southeast@o-j.co.uk)

229/331 Lower Road, Surrey Quay, London, SE16 2LW

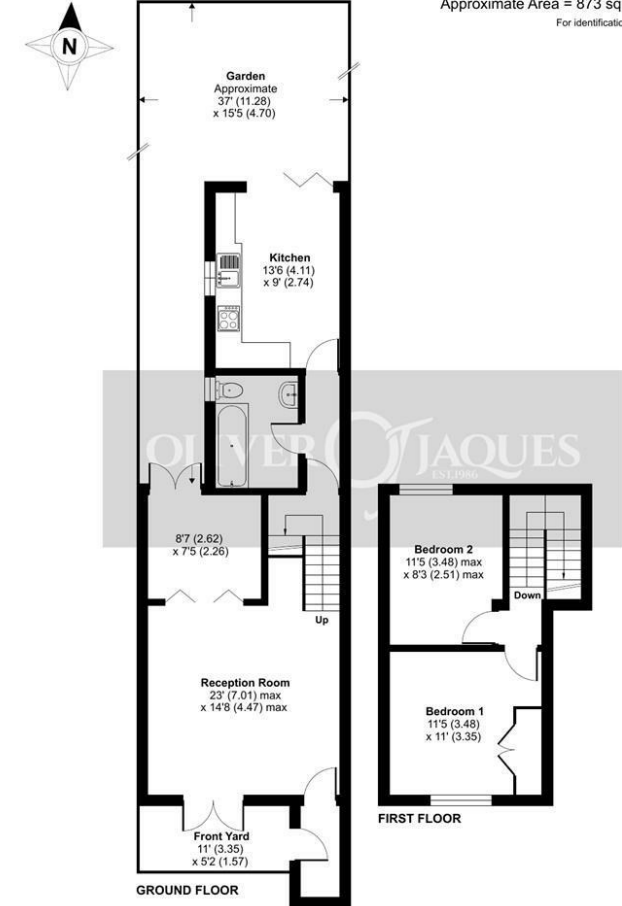
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Energy Efficiency Rating		Current	Maximum
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		80	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	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

## Rotherhithe New Road, London, SE16

Approximate Area = 873 sq ft / 81.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhccom 2024. Produced for Oliver Jaques. REF: 1159240

**Tenure:** Leasehold  
**Ground Rent:** £0 pa  
**Service Charge:** £0 pa  
**Lease Expires:** 31st December 2142  
**Shared Ownership:** No  
**Council Tax Band:** Southwark London Borough Council (Band C)  
**£1,593.76 pa**