



KALMARs

**The Penthouse,
Apartment 41, Harwood Point,
307 Rotherhithe Street, SE16 5HD
3 Bedroom Apartment**



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Leasehold £1,250,000

Description

Rarely do you find a 3-bed, 3-bath, dual-aspect duplex penthouse with such river views in this price bracket.

All rooms face south while the living area, the master bedroom and the balconies also have open aspects to the east towards Canary Wharf. 180-degree uninterrupted river views give a sense of the majesty of the Thames.

The lower (5th) floor comprises entrance hall, three double bedrooms, two with en-suites and the master bedroom with its own balcony. The upper (6th) floor features a spacious lounge/reception room and separate kitchen, all having exceptional natural light from the floor-to-ceiling windows. There's also a large balcony, a utility room, and a further shower room. All windows have great views across south London, including in the foreground the wide range of farm animals on the neighbouring Surrey Docks Farm. Sliding doors to the kitchen provide flexibility to create an open plan arrangement as-and-when. Underfloor heating gently warms the white marble flooring while high-efficiency heat-pump technology provides heating and cooling to all rooms. The high-efficiency flueless gas fire provides a warm focal point on winter nights.

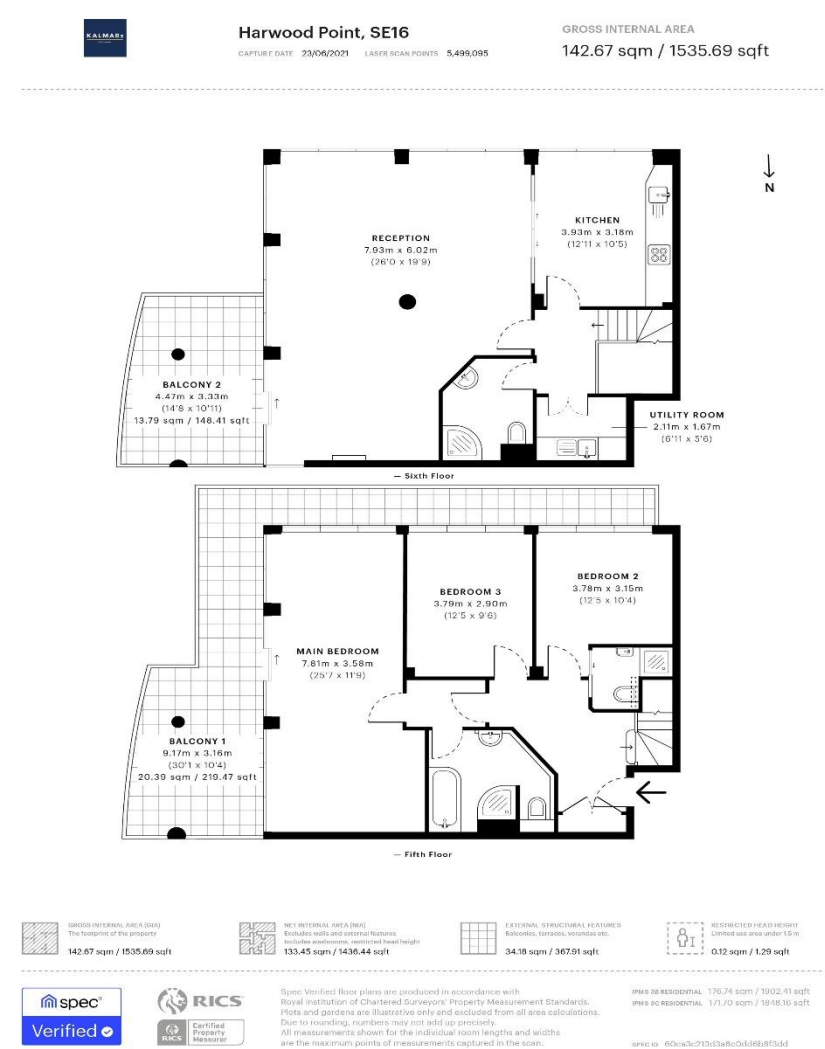
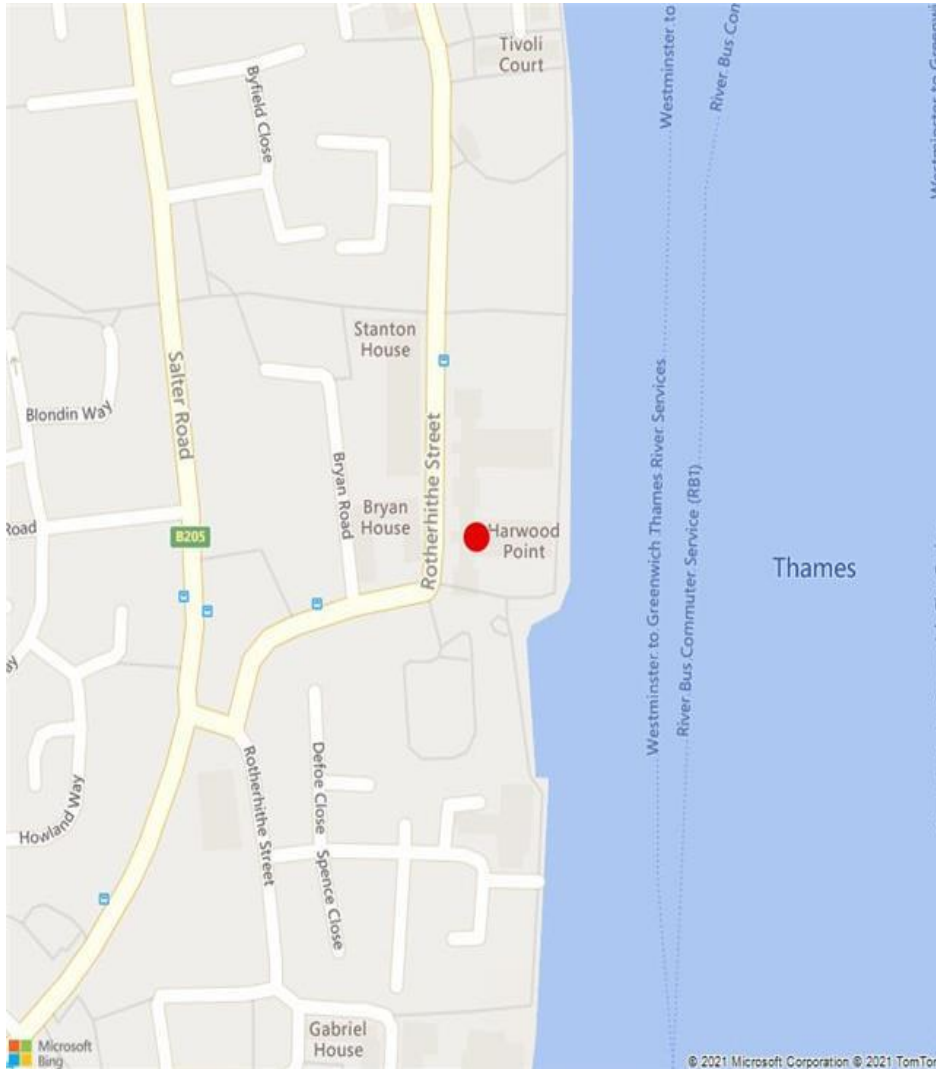
The lease has about 978 years to run, and the development is managed by the residents' own management company which controls spending. The secure ground floor car park allocates a generous space, also direct access to river-facing communal space for residents to enjoy. Communal areas have recently been refurbished in hushed grey for quiet elegance.

The property overlooks the Thames Path, ever popular with walkers and joggers, and the new orangery café at the Farm. Stave Hill Ecological Park is also a local attraction popular with families. The Hilton Ferry provides a shuttle service to Canary Wharf while Uber Boats at nearby Greenland Pier connect with Greenwich, Westminster and beyond. The 24/7 bus service, just 3 minutes away (with live times accessible online) connects Canada Water station with central London. The major re-development of the nearby Surrey Quays Shopping Centre is the biggest development in central London. Work has now started on site to provide a world class new town centre which is expected to enhance local values.

Fibre optic cabling provides 1Gb broadband, ideal for home working.







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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.