



Rotherhithe Street, London, SE16 5DS

A well-presented, chain-free one-bedroom apartment located just moments from the River Thames in the heart of leafy Rotherhithe. Situated on the second floor of a well-maintained residential development, this home offers a comfortable blend of modern living and peaceful surroundings. The property features a bright open-plan reception room with an ample kitchen and dining area. The generously sized double bedroom includes a built-in wardrobe, while the contemporary bathroom and additional hallway storage complete the layout. Residents also benefit from access to a communal roof terrace and a secure, allocated parking space. Conveniently positioned within easy reach of Rotherhithe Overground Station, Canada Water, Nelson Dock Pier is only 5 minutes away (with a ferry service to Canary Wharf), and several bus routes — including the excellent C10 and 381 — this home is exceptionally well-connected. Local amenities are close at hand, including a supermarket and pubs only minutes away, Stave Hill Ecological Park and scenic woodland walks along the Thames.

Annual Service Charge - £2473
 Annual Ground Rent - £200
 Years on Lease - 102
 Council Tax Band - C

Council tax, property size and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- Chain Free
- Spacious one-bedroom apartment
- Bright open-plan kitchen, reception, and dining area
- Allocated car parking space + bicycle storage
- Communal roof terrace
- Excellent transport links (Overground, Canada Water, River ferry, C10 bus)
- Peaceful riverside setting with nearby parks and nature trails
- Walking distance to a good local supermarket
- Well-managed block with an active residents' association

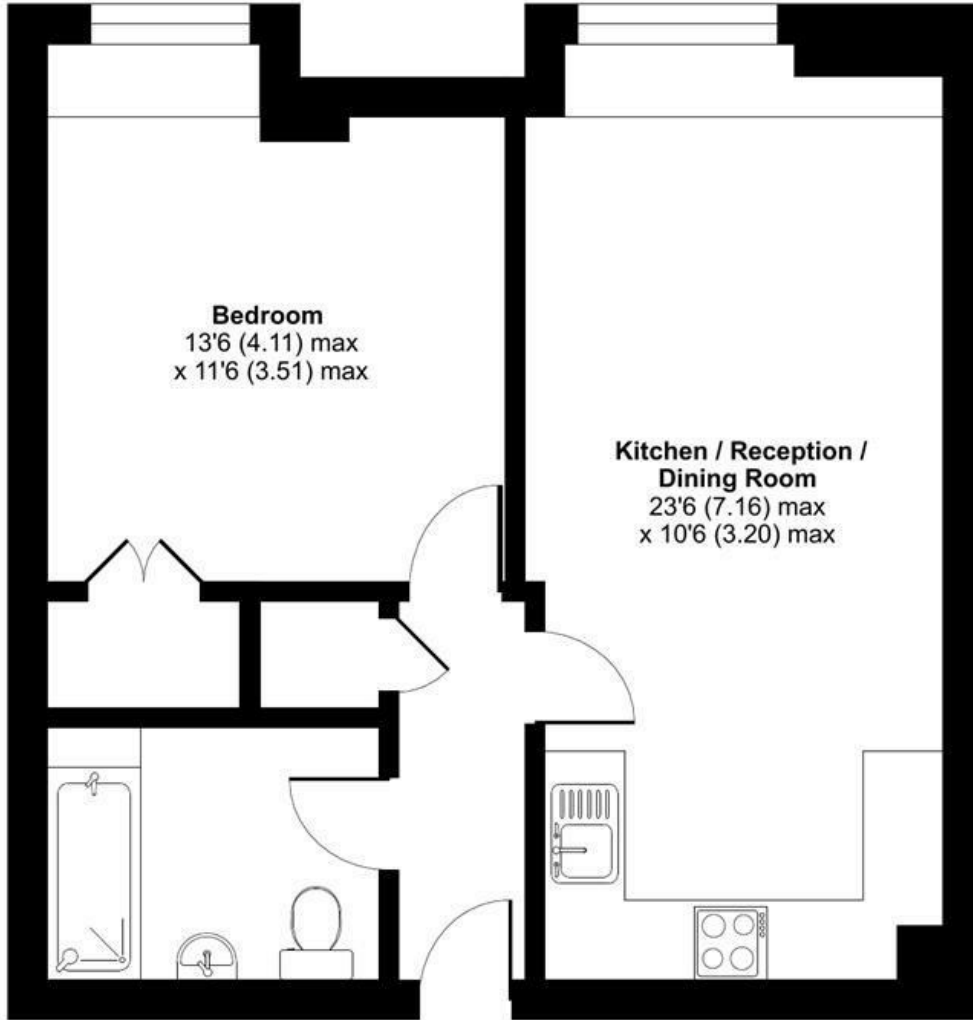
Alex & Matteo
 ESTATE AGENTS

Offers in excess of £325,000

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Approximate Area = 514 sq ft / 47.7 sq m

For identification only - Not to scale



Bedroom
13'6 (4.11) max
x 11'6 (3.51) max

**Kitchen / Reception /
Dining Room**
23'6 (7.16) max
x 10'6 (3.20) max

SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Alex & Matteo Estate Agents. REF: 1318146

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C	72	72	
(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 