







# Frederick Square, Rotherhithe, SE16 5XR

A unique town house house, located within a sought-after riverside development on the banks of the Thames.
The ground floor features spacious reception room with access to a large private garden, well proportioned kitchen, and guest washroom. The first floor features two generous double bedrooms with built-in storage, and a smartly designed family bathroom.
The house is within walking distance of many local amenities such as co-op grocery shop on your doorstep, independent cafes and pubs in characterful Rotherhithe and Canada Water Masterplan, the greenery of Stave Hill Ecological Park, as well as being within walking distance of Rotherhithe Overground Station and Rotherhithe Pier, offering excellent transport across London.

Freehold
Annual Service Charge to look after the private grounds and promenade - £4,343.61

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.

- Unique Town House
- Tranquil Riverside Residential Location
- Plenty of Storage
- Large Private Garden
- Good Transport Links
- Short Stroll From Characterful Rotherhithe Village and Canada Water Masterplan
- On Thames Path
- Short Stroll from Greenery of Stave Hill Ecological Park

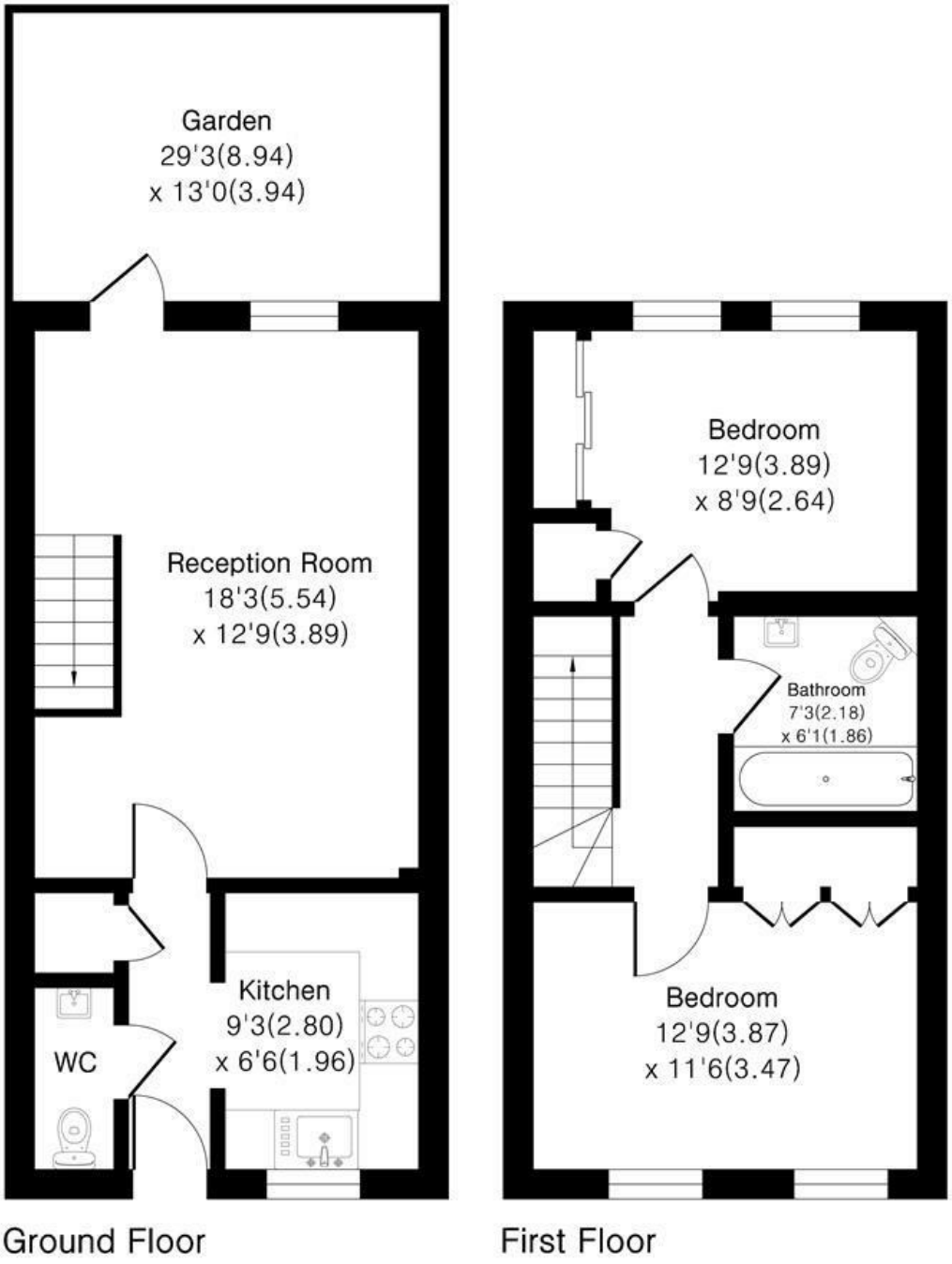
Alex & Matteo
ESTATE AGENTS

## £750,000

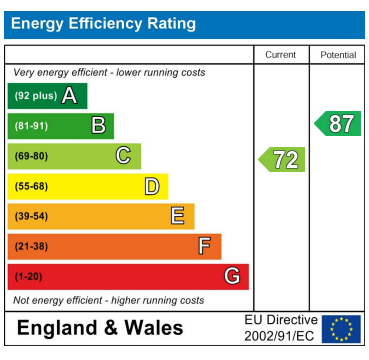
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Approximate Area = 730 sq ft / 67.8 sq m

For identification only - Not To Scale




Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residentional).
Produced for Alex & Matteo Estate Agents.




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