



# Rotherhithe New Road

London, SE16

Asking Price £510,000

Exceptionally spacious three-bedroom split-level apartment in Bermondsey Works. 1,077 sq. ft. with balcony, concierge, gym, roof gardens. Excellent value, superb transport links, and luxury modern living.

**CHESTERTONS**



# Rotherhithe New Road

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- Spacious split-level apartment
- Three bedrooms, two bathrooms + separate WC
- Private balcony with excellent natural light
- 24/7 concierge service for added convenience
- Residents' gymnasium and landscaped roof gardens
- Chain free with a 991-year lease



An exceptional opportunity to acquire an impressively spacious three-bedroom split-level apartment within the highly regarded Bermondsey Works development. This striking home is thoughtfully arranged over two levels, providing a sense of scale rarely found in modern city apartments. The accommodation comprises three generous bedrooms, two stylish bathrooms and a separate WC, alongside a superb open-plan living and dining area with direct access to a private balcony. Finished to an exacting specification throughout, the apartment combines clean contemporary design with excellent functionality, creating a versatile living space ideal for both entertaining and everyday comfort.

Residents of Bermondsey Works enjoy a wealth of lifestyle amenities, including a 24-hour concierge, a private residents' gymnasium, and beautifully landscaped communal roof gardens. The closest Tube Station is Bermondsey and the nearest National Rail Station is South Bermondsey.

Offered chain free, this is a rare opportunity to secure a substantial and stylish home in one of South London's most dynamic and well-connected neighbourhoods.

**Tenure:** Leasehold 989 years 10 months  
**Service Charge:** £4780 pa  
**Ground Rent:** £550 pa  
**Local Authority:** London Borough of Southwark  
**Council Tax Band:** E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B	85	85
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
(1-20)			

England, Scotland & Wales EU Directive 2002/91/EC

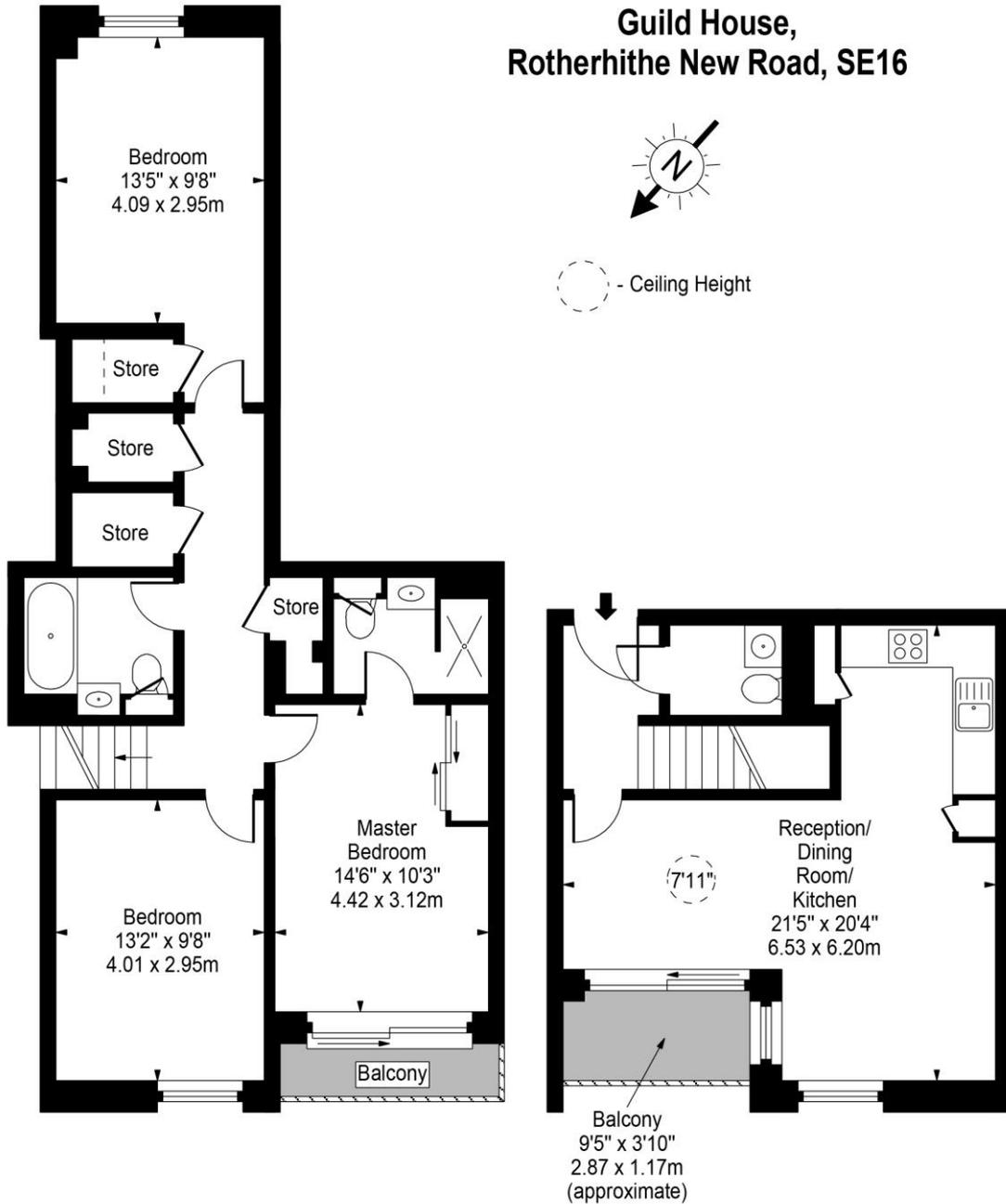
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**Guild House,  
Rotherhithe New Road, SE16**



○ - Ceiling Height



Fourth Floor  
Fifth Floor  
**Approx Gross Internal Area 1077 Sq Ft - 100.05 Sq M**

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 011404K

