



## Rope Street, London, SE16 7EX

NO HMO LICENCE - SUITABLE FOR A COUPLE, A FAMILY OR TWO SHARERS

A spacious three bedroom, two bathroom apartment overlooking Surrey Docks and located a short walk away from Surrey Quays and Canada Water Stations.

The property features a generous open-plan kitchen and living room with space to dine as well as access to a large private balcony, three well-sized double bedrooms all with built-in storage and the master being complete with a second private balcony and en-suite bathroom, a stylish family bathroom, and a guest washroom. Additional storage can be found in the hallway.

The apartment is located a short walk away from many local amenities such as shopping centre, supermarket, leisure centre, local cafes, local bars, and the greenery of Southwark Park. Greenland Dock where you can walk 3-5 mins to get the uber boat.

- Spacious Three Bedroom Apartment
- Two Private Balconies
- Excellent Transport Links
- Close to Local Amenities
- Plenty of Storage
- Private Car Park

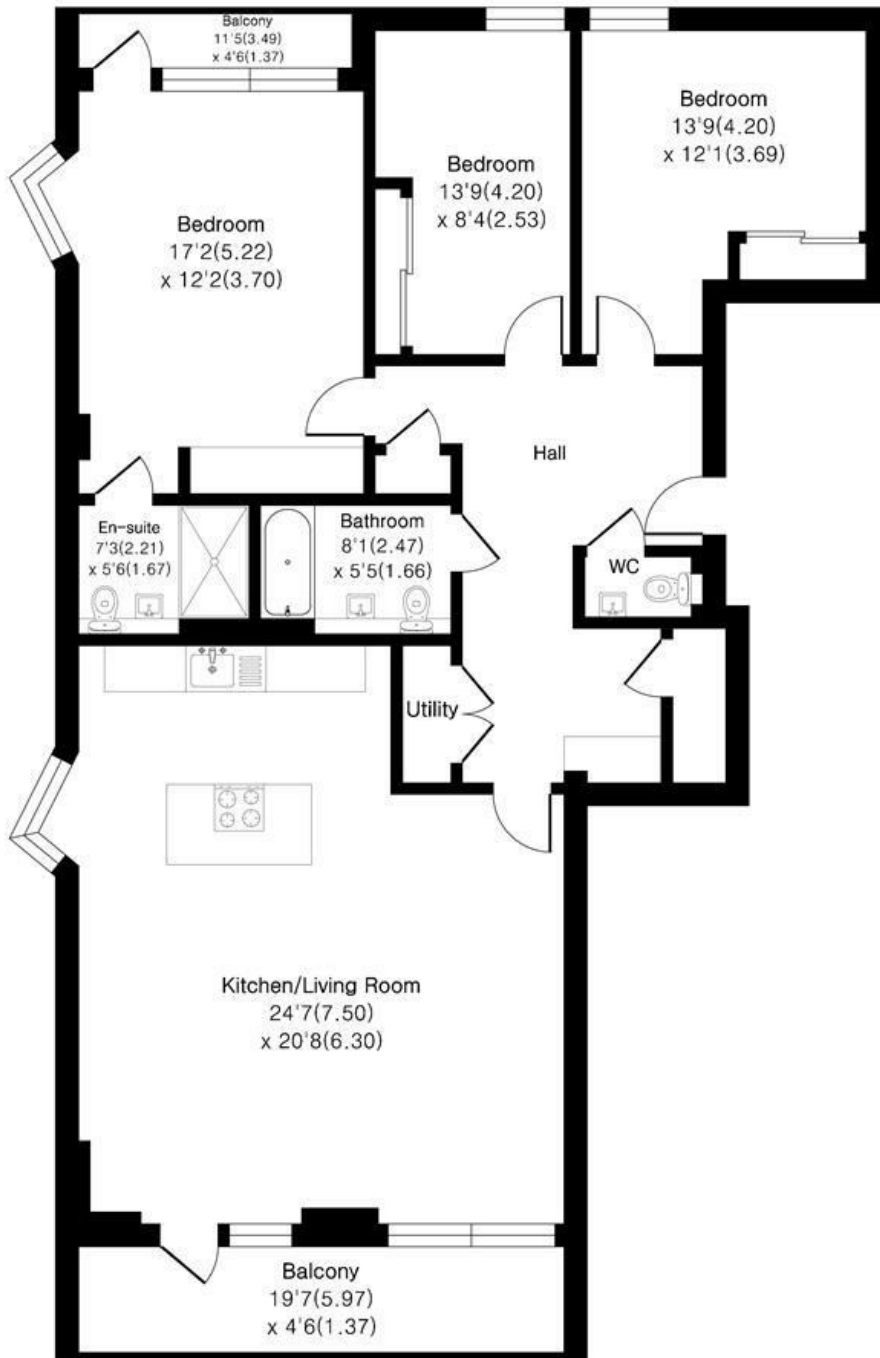
**£3,750 Per month**

**Alex & Matteo**  
ESTATE AGENTS

# Ensign House, Tavern Quay, Rope Street London, SE16

Approximate Area = 1294 sq ft / 120.2 sq m

For identification only - Not To Scale



**Fourth Floor**



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	