



# Mermaid Court

Rotherhithe Street, SE16

Asking Price £450,000

Luxurious Top-Floor One-Bedroom Apartment with Two Private Balconies, Panoramic River and City Views, Modern Refurbishment, Private Parking, and Exceptional Amenities in Prime Canada Water and Rotherhithe Location.

**CHESTERTONS**



# Mermaid Court

## Rotherhithe Street, SE16

- Two private balconies with stunning views
- Vaulted ceilings create bright, airy spaces
- Modern kitchen and bathroom fully refurbished
- Efficient electric heating for cost savings
- Dedicated private parking space included
- Communal tennis court and picnic area
- Excellent transport links and river taxi
- Close to shops, cinema, and restaurants



This stunning top-floor one-bedroom apartment offers a truly luxurious lifestyle, complete with two private balconies showcasing breathtaking vistas. From serene river views towards Canary Wharf to iconic London landmarks including The Shard, London Eye, and the City skyline, every angle is picture-perfect. Recently refurbished to an exceptional standard, the home features vaulted ceilings throughout the living area and bedroom, flooding the space with natural light for an airy, spacious feel. The sleek new kitchen and bathroom boast modern finishes, upgraded flooring, and a stylish shower, while efficient electric heating radiators provide comfort and cost savings. A dedicated private parking space adds further convenience and value.

Residents benefit from superb communal facilities, including a tennis court and a scenic picnic area—ideal for relaxation or socialising. Perfectly positioned between Canada Water and Rotherhithe, the apartment offers easy access to Canada Water, Surrey Quays, and Rotherhithe stations, as well as a river taxi for swift connections to Canary Wharf and the City. The surrounding area blends vibrant urban living with riverside tranquillity, featuring Surrey Quays shopping centre, a cinema, and an array of bars and restaurants. This is an outstanding opportunity to own a stylish, light-filled home in one of London's most desirable riverside locations.

---

**Tenure:** Share of Freehold 994 years 8 months  
**Service Charge:** £3223.6 pa  
**Ground Rent:** £0  
**Local Authority:** London Borough of Southwark  
**Council Tax Band:** E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		

---

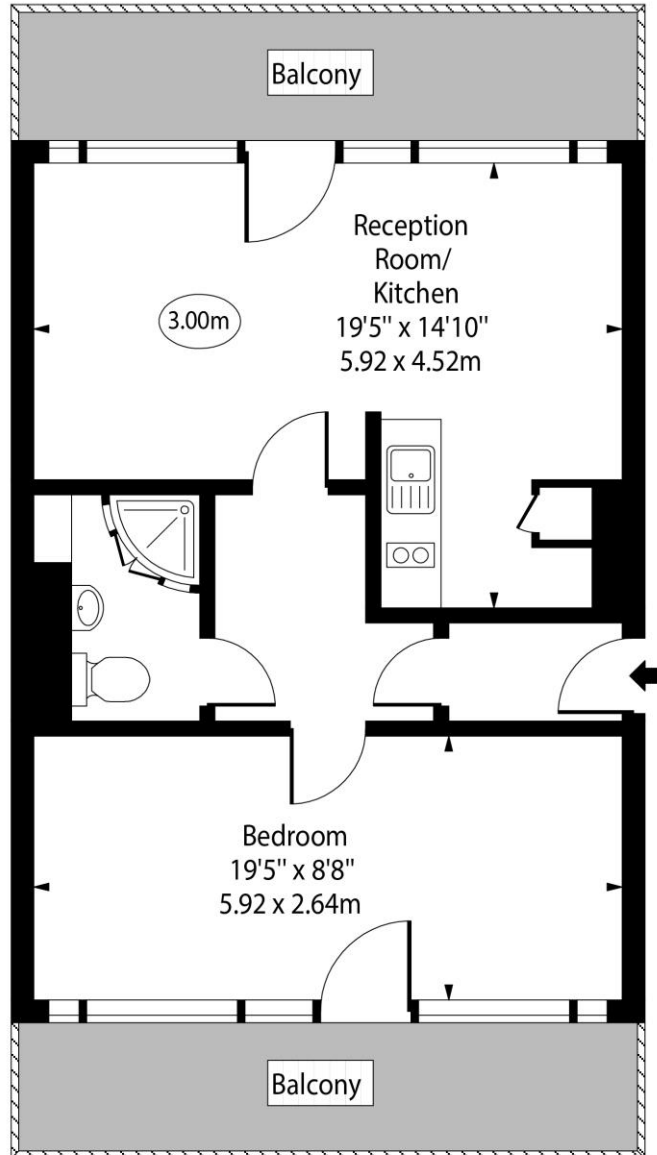
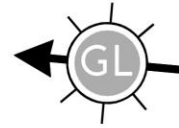
### *Chestertons Surrey Quays Sales*

2 Plough Way  
London  
SE16 2EU

+44 (0)20 7378 0644  
[chestertons.co.uk](https://www.chestertons.co.uk)

Mermaid Court,  
Rotherhithe Street, SE16

○ - Ceiling Height



Fifth Floor

Approx Gross Internal Area      532 Sq Ft - 49.42 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

Ref. No. 027231K

