



Alex & Matteo  
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## Edward Square, London, SE16 5EE

A spacious one bedroom one bathroom apartment located in Rotherhithe opposite the River Thames.

The apartment boasts a modern kitchen with plenty of storage, a large and naturally bright reception room with large windows, a spacious bedroom with built-in storage, and a modern bathroom.

Additional storage can be found in the hallway.

The surrounding area features many local amenities such as a nature reserve, convenience store, and bar, as well as excellent bus links directly outside of the property to central London and a ferry towards Canary Wharf.

- Excellent Location
- Plenty of Storage
- Naturally Bright
- Good Transport Links
- Furnished

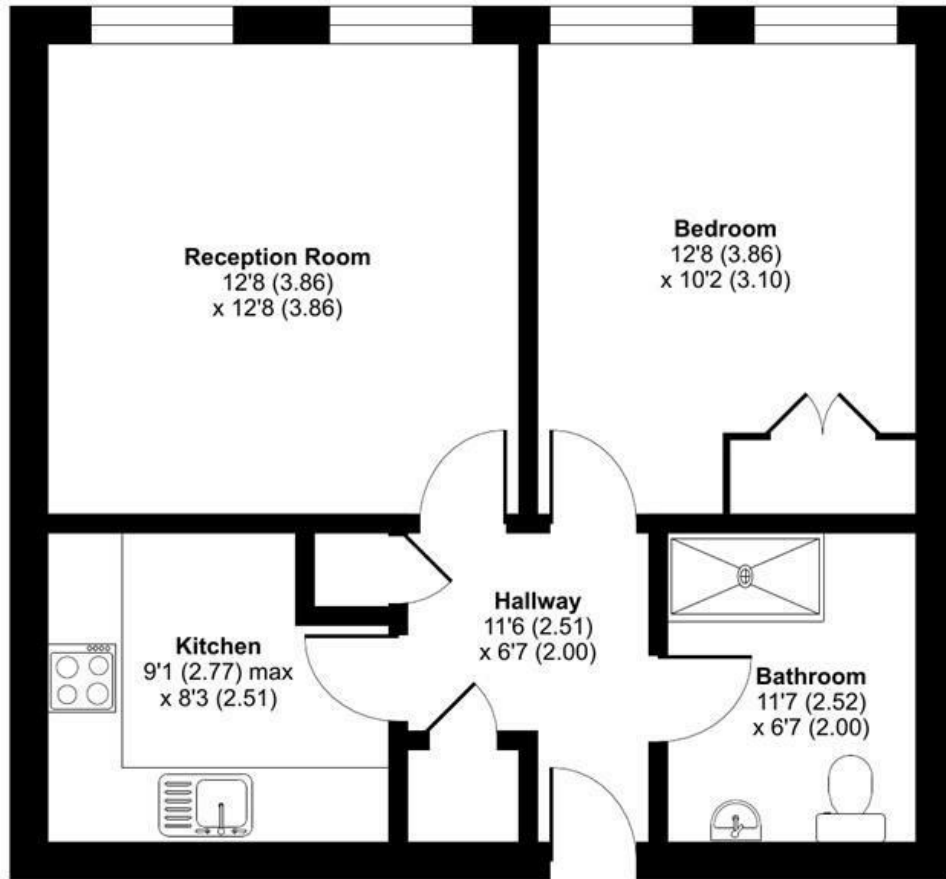
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**£1,600 Per month**

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Approximate Area = 501 sq ft / 46.5 sq m

For identification only - Not to scale



FIRST FLOOR

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Alex & Matteo Estate Agents. REF: 1241880

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 78      | 80        |
| (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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |