



Canada Wharf

255 Rotherhithe Street, SE16

Offers in excess of £750,000

A rare opportunity to acquire a beautifully presented New York-style warehouse loft extending to approximately 1,190 sq ft, combining riverside original features with modern living. Further benefits include concierge, secure underground parking



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Set within a historic warehouse conversion, the property showcases an array of original features including Crittall windows, exposed steel beams, and striking double-height ceilings, creating a true industrial aesthetic. A standout metal staircase leads to a mezzanine level study, ideal for home working or creative use.

The apartment offers two generous double bedrooms, two contemporary bathrooms, a spacious fitted kitchen, and a magnificent reception room with vaulted ceilings, perfect for entertaining. Natural light floods the space via multiple skylights, enhancing the sense of openness throughout. The reception leads directly onto a private roof terrace, providing a rare and highly desirable outdoor space.

This home represents outstanding value for a loft of this scale and specification, making it a superb opportunity for buyers seeking something unique yet sensibly priced within the London market.



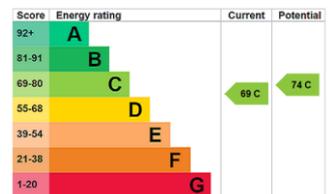
Situation

Canada Wharf is a characterful former granary warehouse—one of the area’s few remaining—positioned alongside the scenic Thames Path leading towards Shad Thames.

The location offers excellent connectivity, with regular bus services on Rotherhithe Street and Salter Road, and convenient access to both Rotherhithe and Canada Water stations (Jubilee Line and Overground).

The nearby Nelson Pier provides a unique five-minute river commute to Canary Wharf via Thames Clipper, making this an ideal base for professionals. with nearby green spaces including Surrey Docks Farm and Russia Dock Woodland, perfect for those seeking balance between city living and open space.

Tenure: Share of Freehold
Service Charge: £5,309 Including Water & Concierge
Ground Rent: Ask Agent
Local Authority: Southwark
Council Tax Band: F

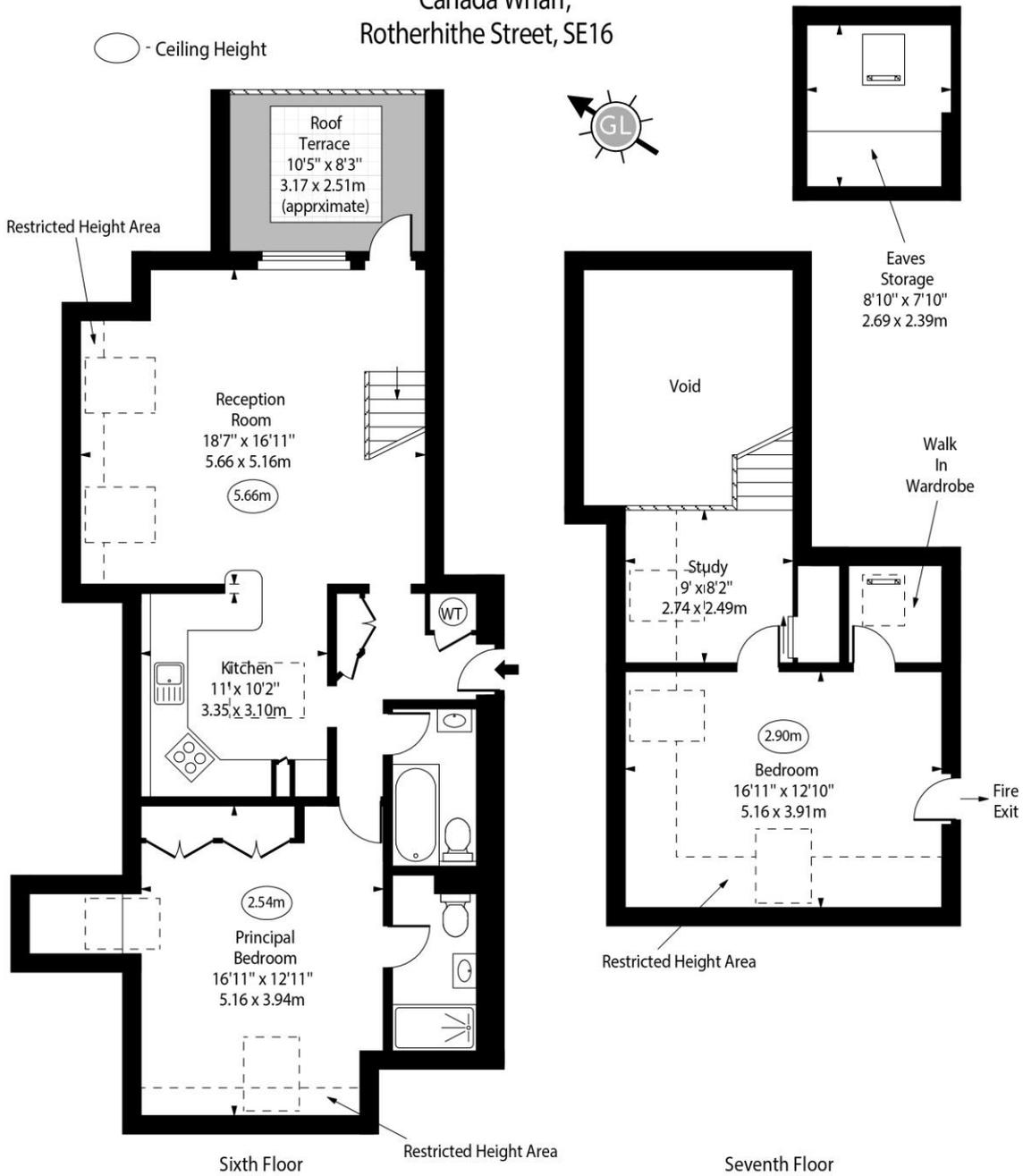


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Canada Wharf,
Rotherhithe Street, SE16



Approx Gross Internal Area 1044 Sq Ft - 96.99 Sq M
(Excluding Void)

Approx. Floor Area Including Restricted Heights 1244 Sq Ft - 115.57 Sq M
(Including Eaves Storage)
(Excluding Void)

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.

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