



Calder Court

253 Rotherhithe Street, SE16

Asking Price £475,000

Two-bedroom apartment with river views, private allocated parking and share of freehold, featuring spacious reception, separate kitchen and two bathrooms, ideally located on the Thames Path in Rotherhithe.

CHESTERTONS



Calder Court

253 Rotherhithe Street, SE16

- Two bedroom apartment with river views
- Share of freehold and allocated parking
- Spacious reception room with excellent light
- Separate kitchen
- Principal bedroom with en suite shower
- Second bedroom with modern family bathroom
- 734 sq ft
- Lease extension to 999 years in progress
- Prime Rotherhithe Street location near Thames
- Great transport links



A well-proportioned two-bedroom apartment set within the sought-after Calder Court on Rotherhithe Street, offering river views, private allocated parking and a share of freehold. Extending to approximately 734 sq ft and set on the ground floor, the property provides a practical and versatile layout. The main living space is a generous reception and dining room, featuring attractive wood flooring, excellent natural light from multiple windows and ample space for both seating and working from home. The separate kitchen is neatly arranged with good storage and worktop space. Two well-proportioned bedrooms, including a principal bedroom with en-suite shower room, alongside a second bathroom serving guests and the additional bedroom, make the layout ideal for sharers, couples or those requiring extra space.

Further benefits include private allocated parking within a secure garage, an increasingly valuable asset in this riverside setting, as well as the long-term advantages associated with a share of freehold. The vendor has started the legal process to extend the lease to 999 years, which will be ready in time for completion. Calder Court is well positioned along the Thames Path, offering scenic riverside walks and easy access to Rotherhithe Village, the new Canada Water development and Surrey Quays Shopping Centre. A number of bus routes, Jubilee Line and Overground train services, plus the Thames clipper ferry, provide swift connections into Canary Wharf, The City and central London.

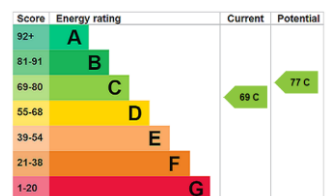
Tenure: Share of Freehold 93 years 1 months (To be 999 years upon completion)

Service Charge: £3409 pa

Ground Rent: £0

Local Authority: London Borough of Southwark

Council Tax Band: F



Chestertons Surrey Quays Sales

2 Plough Way

London

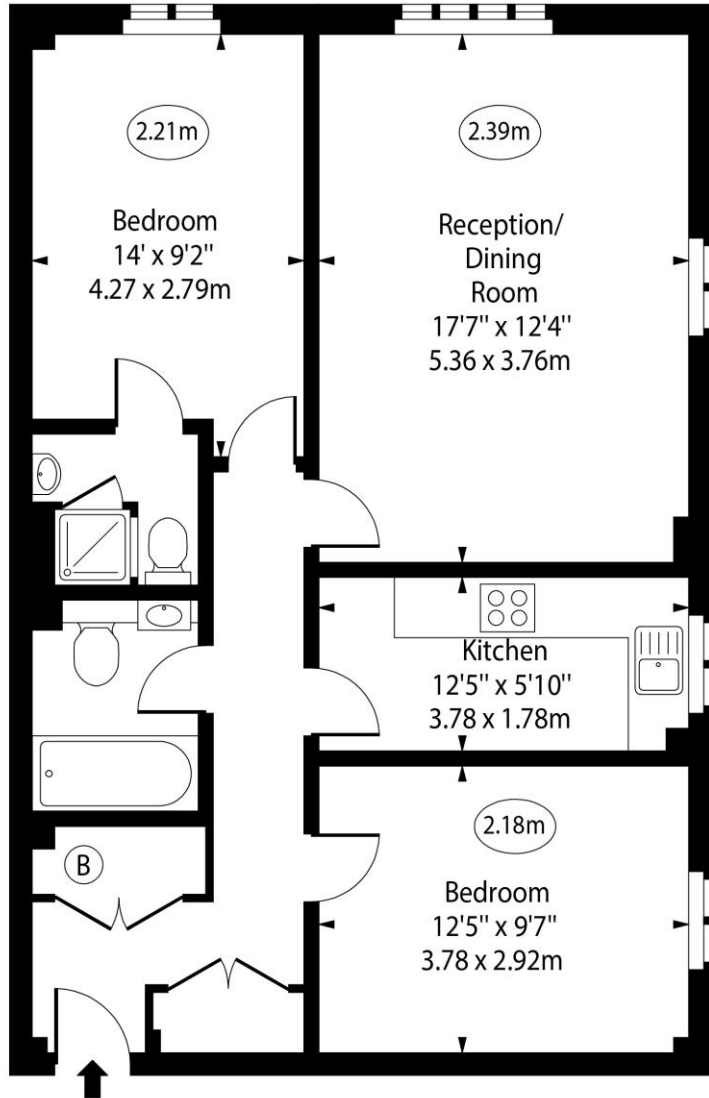
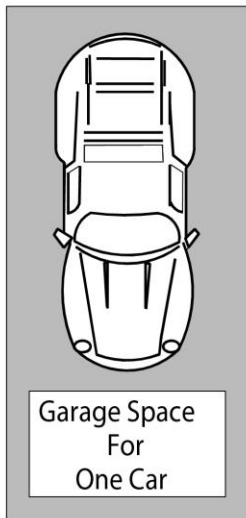
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chestertons.co.uk

Calder Court,
Rotherhithe Street, SE16

○ - Ceiling Height



Lower Ground Floor

Ground Floor

Approx Gross Internal Area

734 Sq Ft - 68.19 Sq M

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.

www.goldlens.co.uk

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