



Alex & Matteo
ESTATE AGENTS



Rotherhithe Street, London, SE16 5EJ

A beautifully presented share-of-freehold two-bedroom maisonette with a private courtyard, perfectly positioned in the picturesque riverside setting of Rotherhithe. Just moments from Rotherhithe Pier and The Thames, the property offers excellent transport links, including quick access to Canary Wharf.

The ground floor features an open-plan modern kitchen and reception room with large bifold doors from both the dining and kitchen areas leading onto the courtyard, creating a wonderful indoor-outdoor flow. The hallway includes a utility cupboard that houses a washing machine, providing additional practical storage.

On the first floor, there are two generously sized double bedrooms and a stylish family bathroom, as well as a spacious landing area that could easily be used as an open study or reading nook.

The property is surrounded by many local amenities such as bars, restaurants, good bus links into central London, and the greenery of Stave Hill Ecological Park.

Share Of Ownership
Years on lease - 996
Annual Service Charge - £800 to cover building insurance and communal electricity charges
Annual Ground Rent - Peppercorn
Council Tax Band - E

- Spacious Two Bedroom Apartment
- Contemporary Apartment in New Building (2021)
- Share of Freehold
- Low Service Charge
- Naturally Bright
- Great Transport Links
- Step from River Thames and Thames Clipper for 10 min Commute to Canary Wharf
- Moments from Canada Water Masterplan
- Chain Free

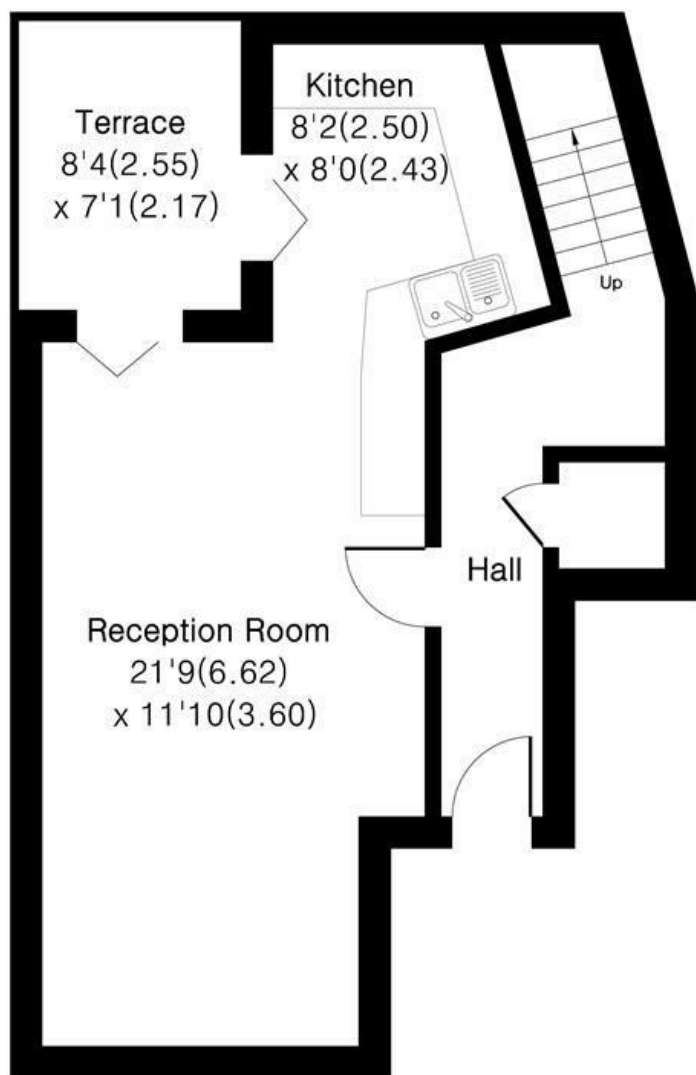
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Offers in excess of £525,000

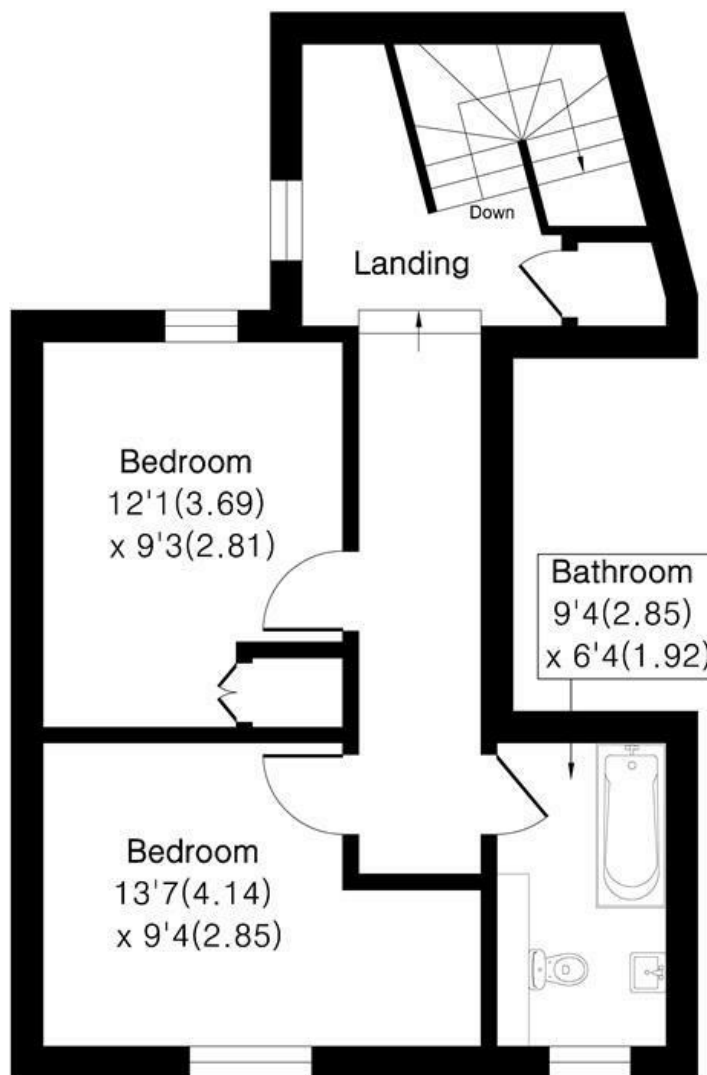


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Approximate Area = 864 sq ft / 80.2 sq m



Ground Floor



First 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) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		