



## Rotherhithe New Road, SE16 2DT

A spacious and well-presented one-bedroom apartment with a private balcony, ideally located just moments from Southwark Park and within easy reach of Surrey Quays Overground, Canada Water and South Bermondsey stations.

The property features a naturally bright and generously sized reception room with direct access to the private balcony, offering ample space for both comfortable living and a dedicated home-working area. There is a well-maintained separate kitchen, a double bedroom with excellent storage, including a walk-in wardrobe, a modern bathroom, and additional built-in storage in the hallway.

A major benefit of this property is its extended lease with over 180 years remaining and no ground rent payable. Residents also benefit from access to a secure bicycle shed nearby.

Perfectly positioned within walking distance of a wealth of local amenities, including the Blue Market, lively Bermondsey Beer Mile, Bermondsey Street, Surrey Quays Shopping Centre, independent cafés and wine bars, restaurants, supermarkets and gyms.

Years on Lease - 188 years left  
 Annual Service Charge - £3,922.19 (Heating and Hot water included)  
 Annual Ground Rent - Peppercorn  
 Council Tax Band - B

Council tax, property size and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- Spacious One-Bedroom Apartment
- Long Lease (180+ Years Remaining)
- No Ground Rent Payable (Post-Lease Extension)
- Large Living Room with Space for Home Working
- Walk-In Wardrobe and Excellent Storage Throughout
- Private Balcony
- Secure Bicycle Storage Nearby
- Parking Permit Available
- Adjacent to Southwark Park
- Excellent Transport Links (Canada Water, South Bermondsey & Surrey Quays)

**Alex & Matteo**  
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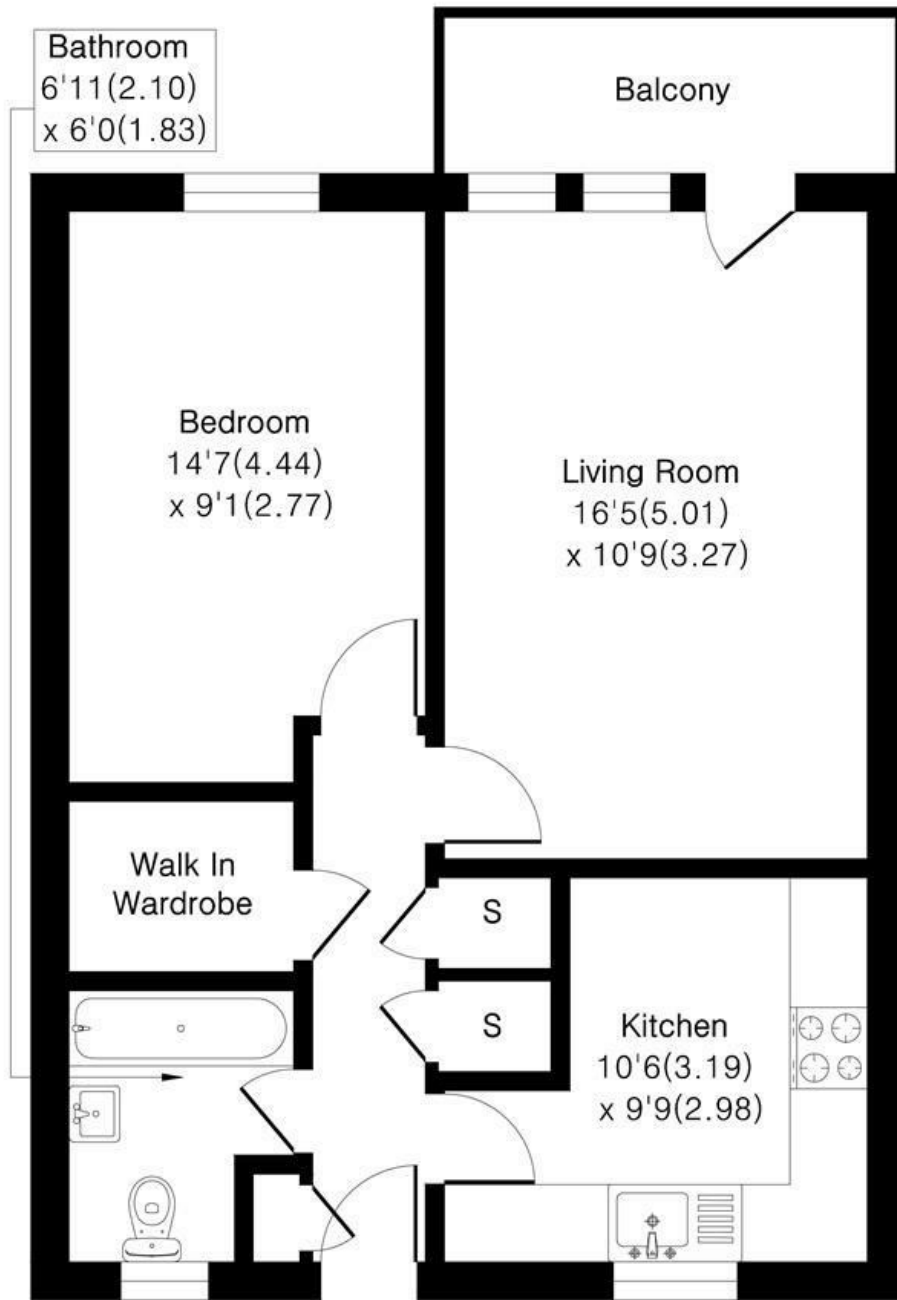
**£250,000**

# 107 Westlake, Rotherhithe New Road, Southwark, SE16 2DT



Approximate Area = 542 sq ft / 50.3 sq m

For identification only - Not To Scale



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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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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	