



Alex & Matteo
ESTATE AGENTS



238 Rotherhithe Street, London, SE16 5QS

A naturally bright two bedroom apartment; located next to the River Thames a short walk away from Rotherhithe and Canada Water Stations offering excellent transport across London.

The apartment features a generous reception room complete with a balcony and offering plenty of space to dine, a modern well-kept kitchen with plenty of storage, a renovated main bathroom, well-proportioned double bedroom with a custom built fitted wardrobe as well as an en-suite bathroom, and a second bedroom currently being used as a home office.

The surrounding area boasts many amenities such as the greenery of Stave Hill Ecological Park, local bars and riverside pubs, restaurants, convenience stores and cafes. The property comes with an allocated secure car parking space, is only a one minute walk away from the River Thames and boasts great bus links into central London.

Years on Lease - 91

Annual Service Charge - £3936 (roughly 20% of the budget is allocated to the sinking fund)

Annual Ground Rent - £100

Council Tax Band - D

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.

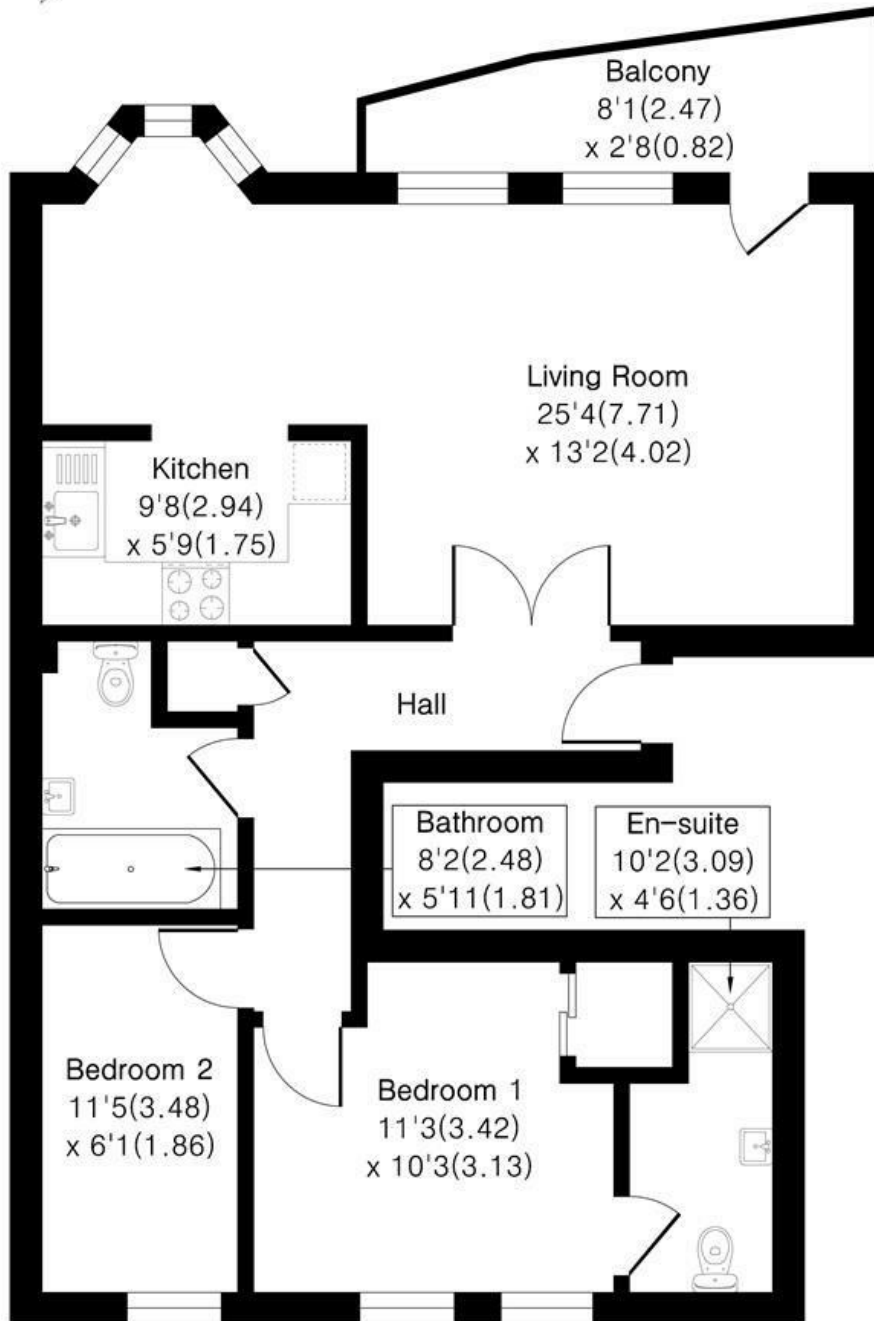
- Immaculately Presented Two Bedroom Apartment
- Chain Free
- Allocated Secure Car Parking Spot
- Recently Refurbished
- Balcony with Views of Canary Wharf
- Modern Kitchen and Bathrooms
- Great Transport Links
- Excellent Location
- Moments from Canada Water (Jubilee) and Rotherhithe Stations (Windrush overground)

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£450,000

Tideway Court, Rotherhithe Street London, SE16 5QS

Approximate Area = 702 sq ft / 65.2 sq m
For identification only - Not To Scale



Second 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		80	83
(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	