



**Alex & Matteo**  
ESTATE AGENTS



## St. Marychurch Street, London, SE16 4HW

A spacious two bedroom, two bathroom apartment; located in Rotherhithe only a short walk away from Rotherhithe and Canada Water Stations.

The property features an open plan reception room and modern kitchen with plenty of space to dine, two generous double bedrooms one completed with built-in storage and ensuite bathroom, as well as a stylish family bathroom.

Additional storage can be found in the hallway.

The property is located within walking distance from many local amenities such as cafes, restaurants, bakery, pub, and the greenery of Southwark Park.

- Spacious Two Bedroom Apartment
- Plenty of Storage
- Close to Local Amenities
- Excellent Transport Links
- Furnished

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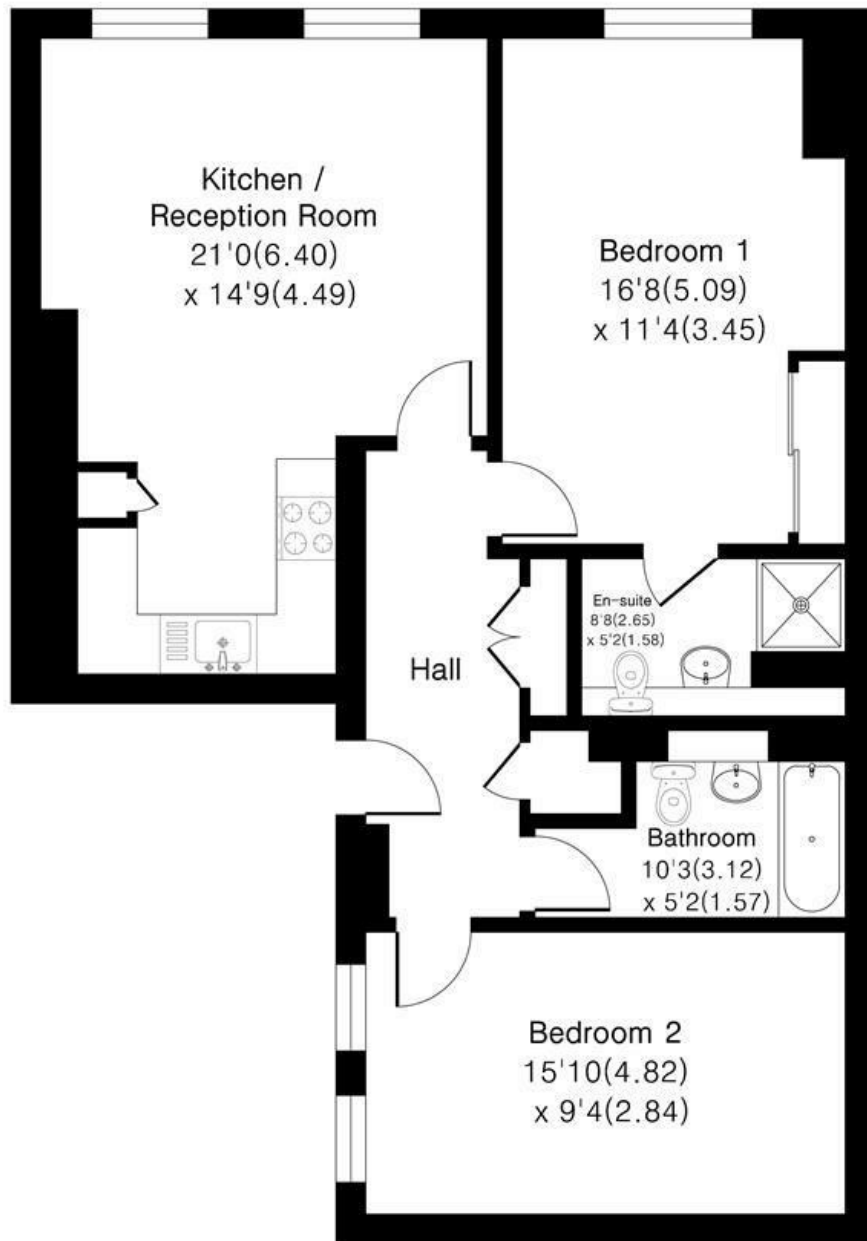
**£2,400 Per month**

# Bombay Wharf, St. Marychurch Street London, SE16 4HW



Approximate Area = 840 sq ft / 77.9 sq m

For identification only - Not To Scale



## Fourth 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) <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			
		80	85
England & Wales		EU Directive 2002/91/EC	