



William Square, Rotherhithe, SE165XJ

A stylish two bedroom apartment located in Rotherhithe opposite the River Thames in a tranquil private residential setting. The property boasts a naturally bright reception room, separate stylish kitchen, a spacious double bedroom with built-in storage and en-suite, a second bedroom that can be also used as a home office, and a well-kept family bathroom. Additional storage can be found in the hallway. The property comes with an allocated car parking space. The surrounding area boasts a plethora of local amenities such as a nature reserve, Stave Hill Ecological Park, Co-op supermarket, pubs, and bus links located outside the apartment along with Canary Wharf being a short ferry ride away. The Canada Water Masterplan and Rotherhithe Village are walking distance.

Years in Lease - 92
Annual Service Charge - £2624
Sinking Funds Contributions: £3906
Annual Ground Rent - £650
Council Tax Band - E

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.

- Stylish Apartment - Chain Free
- Private Gated Riverside Development
- Naturally Bright with Dual Aspect
- Two Bathrooms
- Allocated Underground Car Parking
- Tranquil and Picturesque Setting With Wonderful River Views
- Moments from Coop Grocery Shop, City Farm, Woodland, Pubs
- Within Easy Reach of Canada Water Masterplan and Rotherhithe Village
- Short Commute to Canary Wharf by Uber Boat

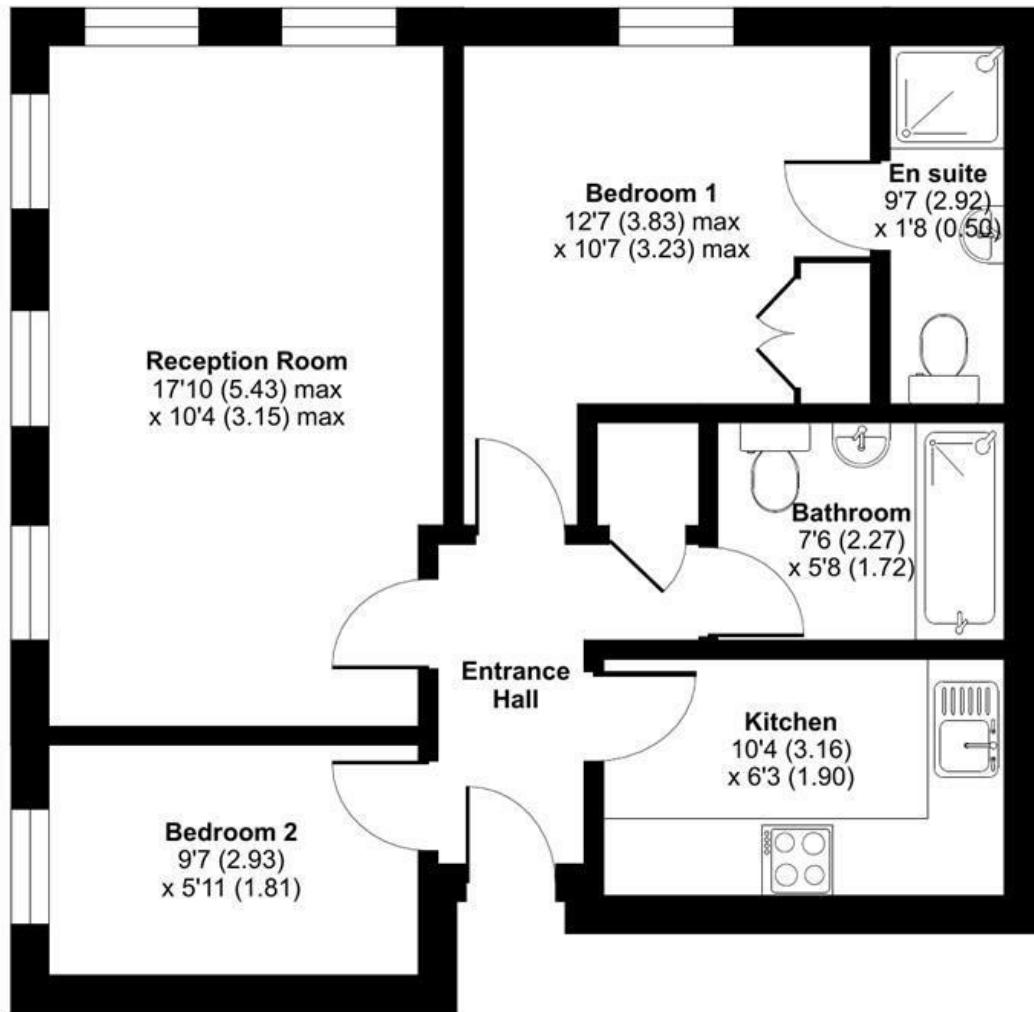
Alex & Matteo
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Offers in excess of £375,000

William Square, London, SE16

Approximate Area = 570 sq ft / 52.9 sq m

For identification only - Not to scale



FIRST FLOOR

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**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Alex & Matteo Estate Agents. REF: 1190146

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(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	