



Canada Wharf

255 Rotherhithe Street, SE16

Asking Price £700,000

A rare opportunity to acquire a beautifully presented New York-style warehouse loft extending to approximately 1,244 sq ft, combining riverside original features with modern living. Further benefits include concierge, secure underground parking

CHESTERTONS



Canada Wharf

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- Stunning New York-style warehouse loft
- Approx. 1,244 sq ft apartment
- Double-height vaulted ceilings throughout
- Private roof terrace from reception
- Two generous double bedrooms
- Two underground parking spaces included
- Concierge and riverside roof terrace
- Share of Freehold, chain free



An exceptional opportunity to acquire this stunning 1,244 sq ft New York-style loft apartment, set within the historic Canada Wharf warehouse conversion. Offering a rare blend of character, volume and lifestyle, this impressive home showcases iconic Crittall windows, exposed steel beams and dramatic double-height vaulted ceilings. The magnificent reception room is flooded with natural light from multiple skylights, creating a superb entertaining space, while a striking metal staircase leads to a mezzanine study, ideal for home working or creative use. The accommodation further comprises two generous double bedrooms, two contemporary bathrooms and a spacious fitted kitchen. A private roof terrace, accessed directly from the reception room, provides a highly sought-after outdoor retreat.

Residents benefit from a weekday concierge, a beautifully maintained atrium water garden and access to a communal riverside roof terrace with far-reaching views towards Canary Wharf and The City. Additional benefits include two secure underground parking spaces, Share of Freehold ownership and a chain-free sale. Ideally positioned along the Thames Path, Canada Wharf offers excellent transport connections via Canada Water, Rotherhithe and the Thames Clipper, whilst nearby Surrey Docks Farm and Russia Dock Woodland provide a unique village atmosphere rarely found so close to central London.

Tenure: Share of Freehold 989 years 7 months
Service Charge: £6404.32 pa (includes reserve fund)
Ground Rent: £0
Local Authority: Southwark
Council Tax Band: F

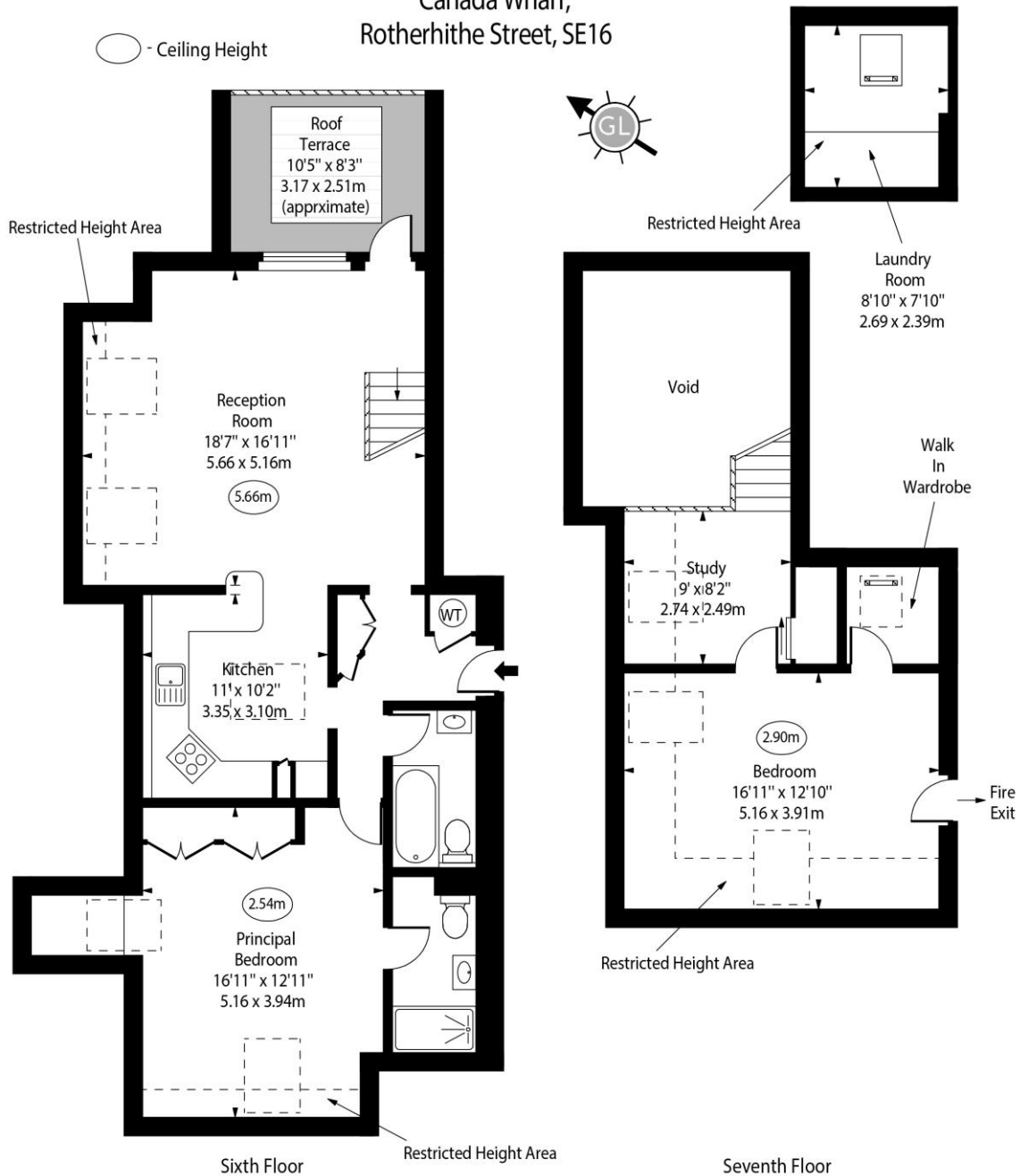
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Approx Gross Internal Area 1044 Sq Ft - 96.99 Sq M
(Excluding Void)

Approx. Floor Area Including Restricted Heights 1244 Sq Ft - 115.57 Sq M
(Including Laundry Room)
(Excluding Void)

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.

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