



St. Marychurch Street, London, SE16 4HW

Located in sought-after and tranquil Rotherhithe Village SE16 and moments from Rotherhithe and Canada Water Stations is this unique portered two-bedroom, two-bathroom, third floor apartment. The apartment features an open plan stylish kitchen and reception room with a Juliet balcony, a modern family bathroom, and two spacious double bedrooms, one fitted with an en-suite bathroom as well as built in storage and a private balcony. Additional storage can be found in the hallway. The reception and master bedroom benefit from an open garden view and plenty of natural light. The surrounding area has many local amenities such as cafes, bars, museum, restaurants, convenience store, and is within walking distance of Southwark Park, Surrey Quays Shopping Centre and steps from the River Thames.

Years on Lease - 978
Annual Service Charge -£4152 (30% of which goes in sinking funds)
Annual Ground Rent - £150
Council Tax Band - F

Council tax 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.

- Chain Free
- Rotherhithe Village
- Two Double Bedroom Apartment
- Gated Development
- Concierge
- Plenty of Storage
- Picturesque Location with open view
- Great Transport Links
- Long Lease
- Private Balcony

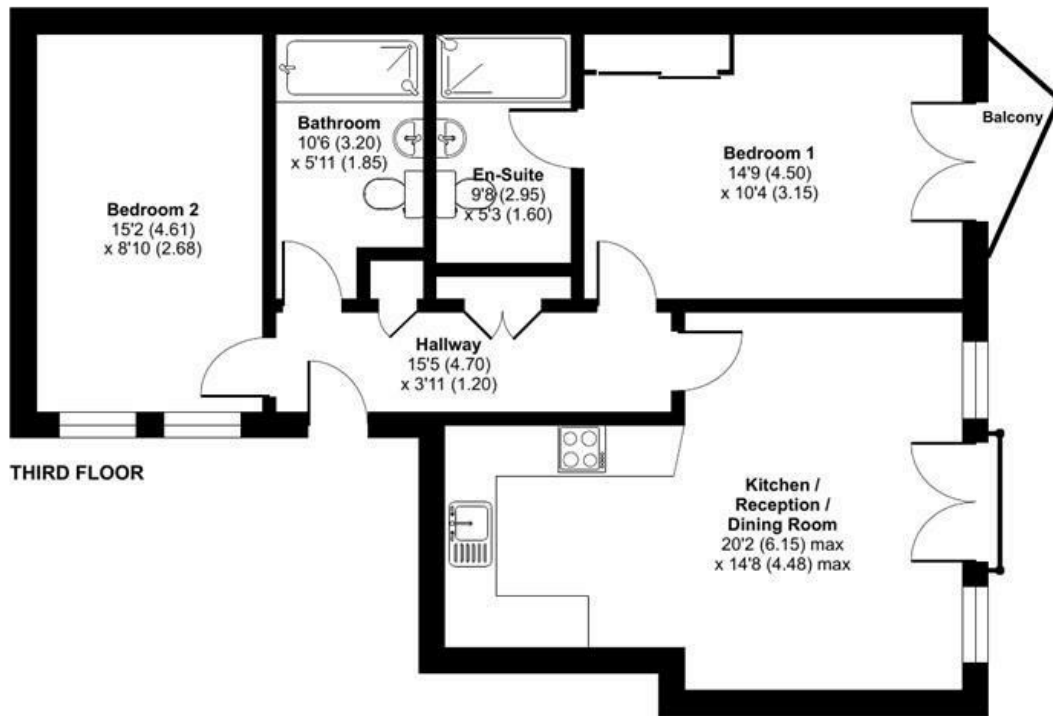
Alex & Matteo
ESTATE AGENTS

Offers in excess of £525,000

Bombay Court, St. Marychurch Street, London, SE16

Approximate Area = 735 sq ft / 68.2 sq m

For identification only - Not to scale



THIRD FLOOR

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Alex & Matteo Estate Agents. REF: 1228076

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	83
England & Wales		
	EU Directive 2002/91/EC	