

Odessa Street, Rotherhithe, SE16 7HD

An immaculately presented one bedroom apartment with private balcony located in the heart of Rotherhithe only steps from the River Thames and beautiful docks, and within walking distance of Canada Water Masterplan.

The apartment features a naturally bright living room with access to a private balcony, a separate modern kitchen, large double bedroom, and a stylish bathroom. The property also benefits from good transport links into central London and ferry access to Canary Wharf, as well as free off-road parking for residents.

Years on Lease - 154

Annual Service Charge - £2083.37

Annual Ground Rent - £0

Council tax band C

Council tax and, where applicable, lease information, service charges, ground rent, size, are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

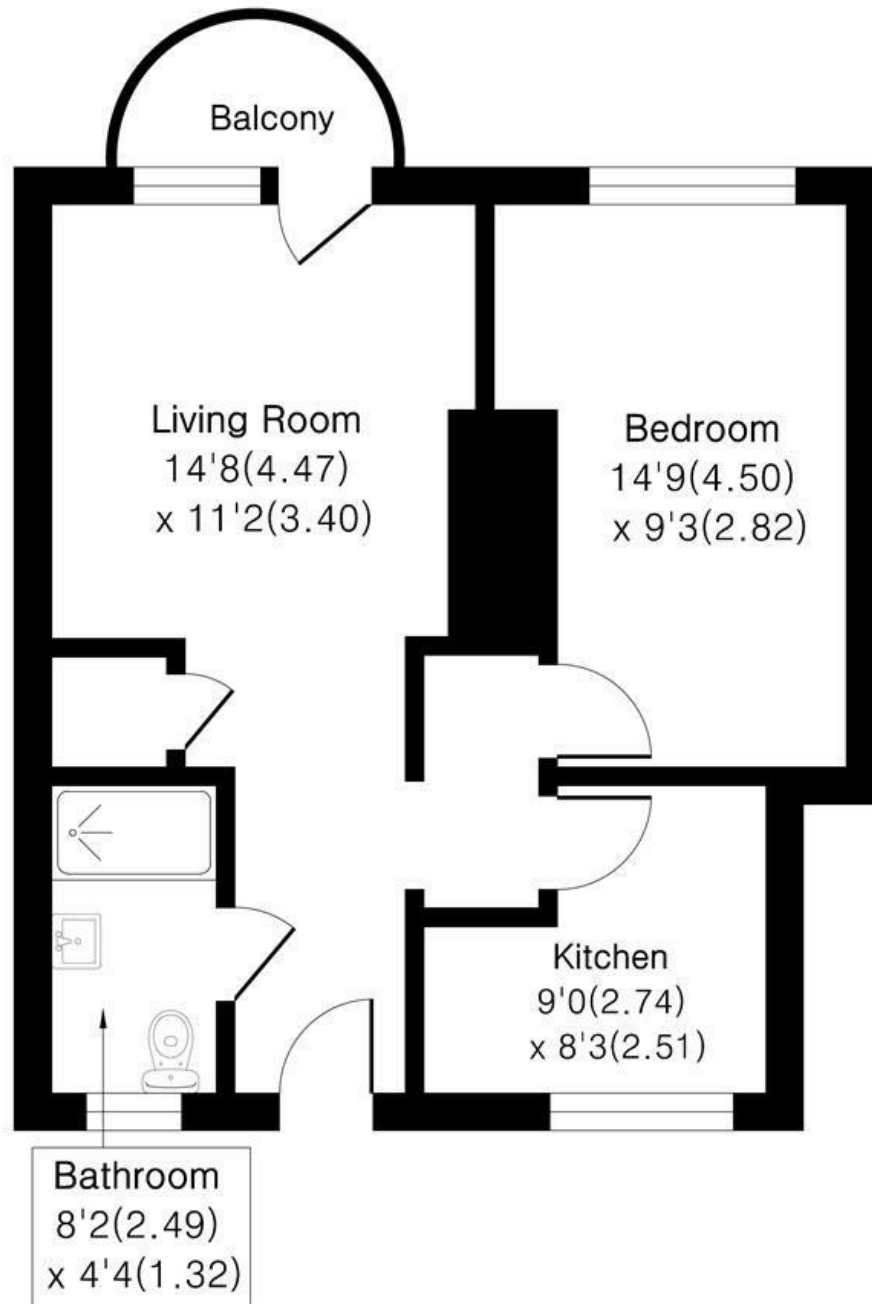
- Immaculately Presented One Bedroom Apartment
- Recently Renovated Kitchen and Bathroom
- New Windows and Fire Regs Compliant Doors
- West Facing Balcony
- Long Lease
- Steps from River Thames and Docks
- Within Walking Distance of Canada Water Masterplan
- Great Transport Links and All Amenities Nearby
- Residents Off-Road Car Parking and Bicycle Storage
- Tranquil Residential Area

Alex & Matteo
ESTATE AGENTS

Offers in excess of £325,000

Walker House SE16

Approximate Area = 472 sq ft / 43.8 sq m



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 | 78 | 81 |
| (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 | | |