# Rotherhithe Street, London, SE16 5QS

GUIDE PRICE £425,000 - £450,000

An immaculately presented and recently refurbished two double bedroom, apartment located a short walk away from Rotherhithe and Canada Water Underground / Overground Stations.
The property has a naturally bright lounge with a Juliet balcony boasting views of Canary Wharf and space to dine, a separate contemporary kitchen feauturing state-of-the-art invisible induction hob and plenty of storage, a well-kept family bathroom, and two double bedrooms with views of the Thames, one currently being used as a home office, both boasting plenty of storage space. Additional storage can be found in the hallway. The surrounding area boasts many amenities such as the greenery of Stave Hill Ecological Park, local bars and pubs, restaurants, convenience stores and cafes. The property comes with an allocated secure car parking space, is only a walk away rom the River Thames and boasts great bus links into central London. Allocated car parking space.

Years on Lease - 91
Annual Service Charge -£3,226.50 + reserve funds of £823.20
Annual Ground Rent - £100
Council Tax Band - D

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.

- Two Double Bedroom Apartment
- Chain Free
- Recently Refurbished at High Standards
- Electric Underfloor (living room and kitchen) and Infrared (bedroom) Heating
- Futuristic Kitchen Design with Invisible Induction Hob
- Close to Local Amenities
- Plenty of Storage
- Gated Allocated Car Parking Space
- Excellent Transport Links

Alex & Matteo
ESTATE AGENTS

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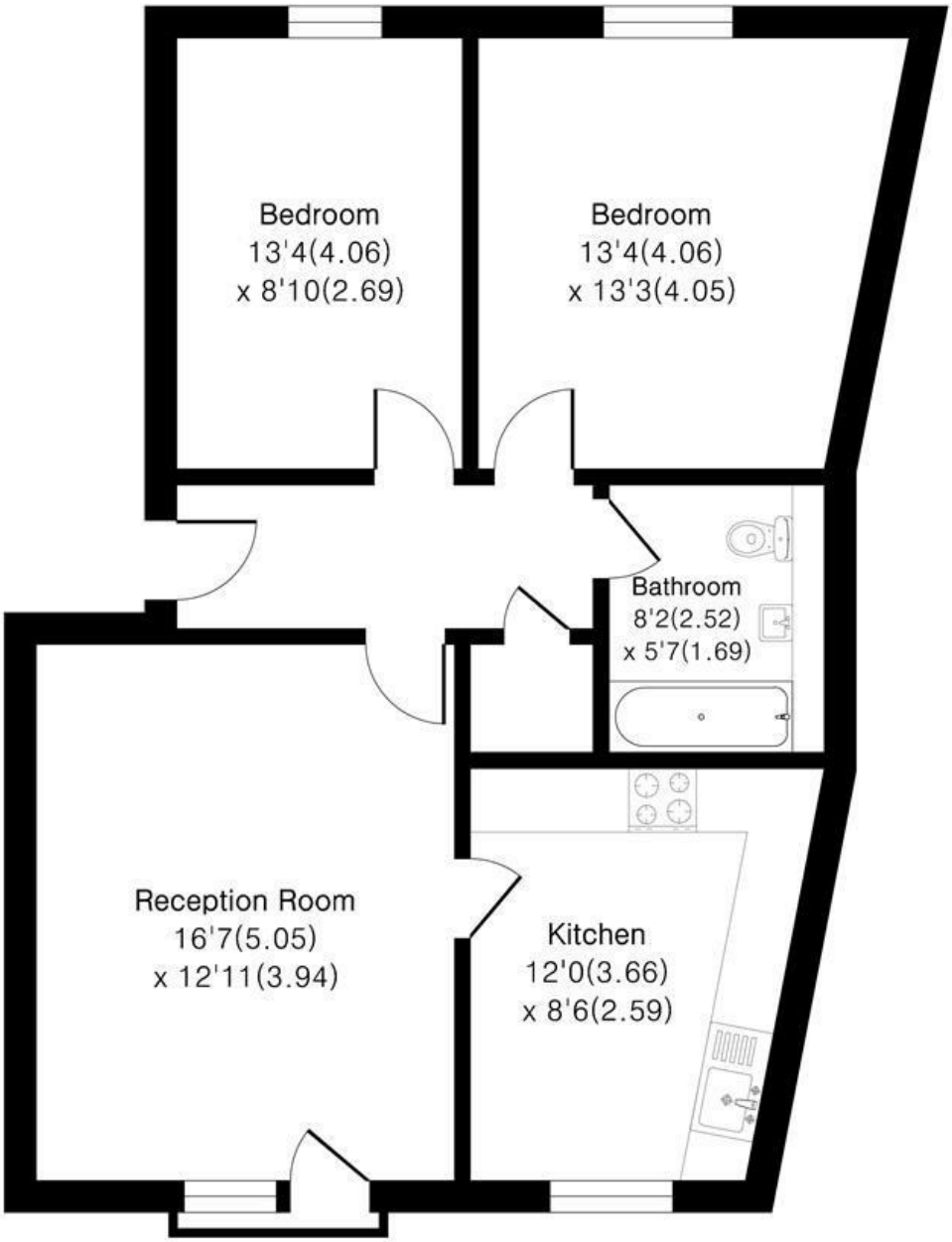
# Tideway Court SE16

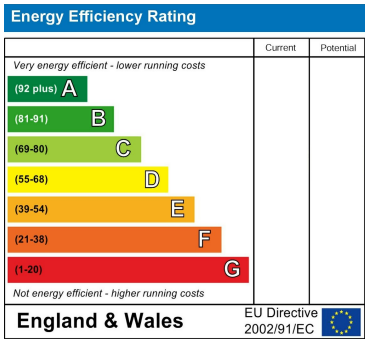
Approximate Area = 746 sq ft / 69.3 sq m

For identification only - Not To Scale




Third Floor

Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residentional).
Produced for Alex & Matteo Estate Agents.

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