



## 10 Odessa Street, London, SE16 7HQ

Immaculately presented two double bedroom apartment with private garden in the heart of Rotherhithe, steps from the River Thames and the picturesque Greenland Dock.

With underfloor heating and high end conglomerate tiles throughout, the property boasts a naturally bright living room, a generous Poggen Pohl kitchen with integrated Miele appliances leading into the spacious south facing landscaped garden, complimented with integrated lighting. The master bedroom has plenty of storage space and fitted bespoke wardrobes; the second bedroom (which is utilised as a second reception room/office) is also a good size and finished to a high standard. The generous bathroom features Duravit limited edition furniture, cast iron bath and Vola shower.

On site benefits include residents unallocated parking permit.

An integrated B&W surround sound system, with zone control keypads throughout, including outdoor garden speaker and retractable awning are available (price on request).

Years on the Lease: 120

Service Charge: £1416.00

Ground Rent: £10.00

Council Tax Band: C

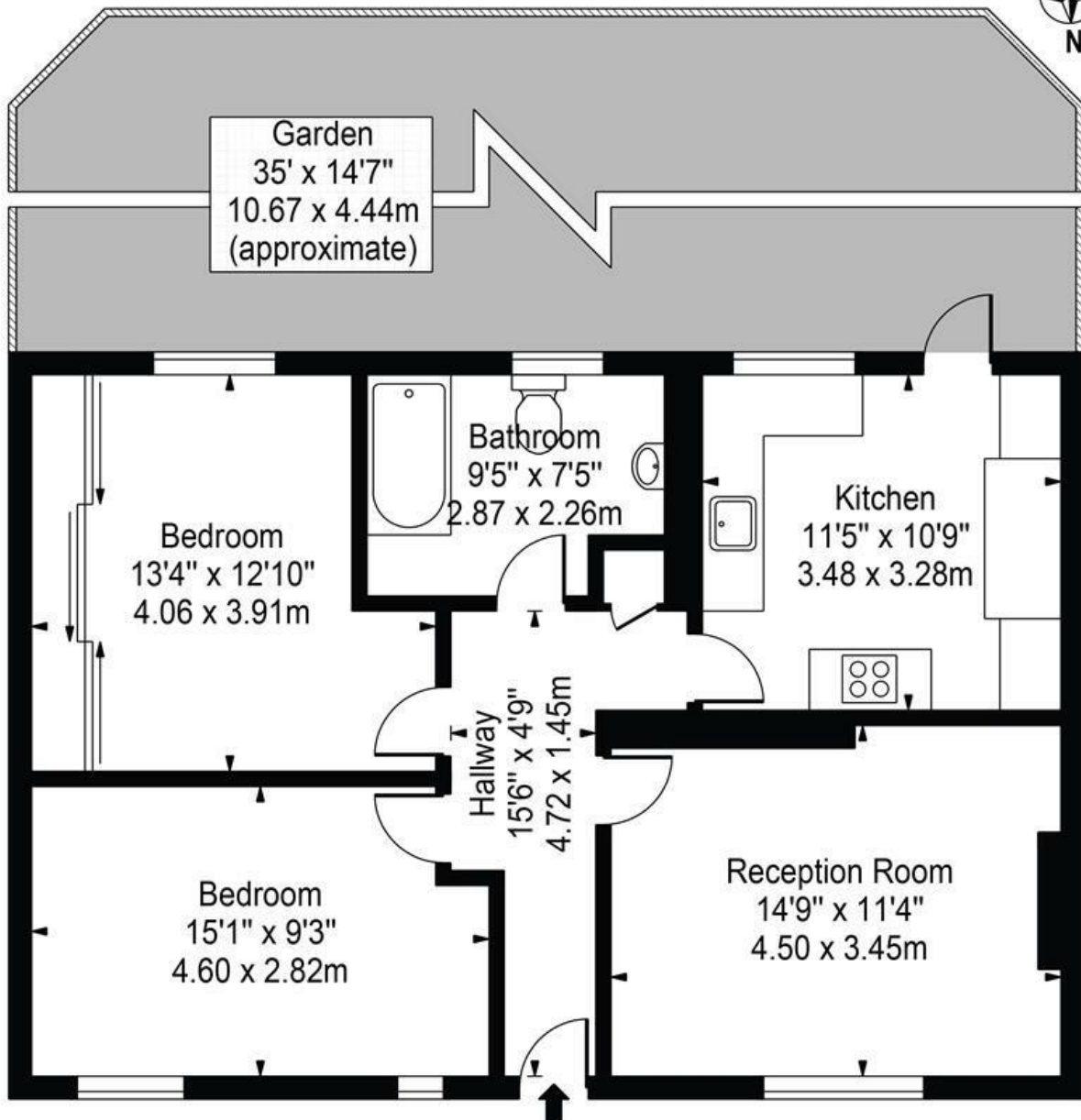
- Garden Apartment
- Two Double Bedrooms
- South Facing Garden
- Generous Kitchen with All Mod Cons
- Steps from River Thames
- Quiet Rotherhithe Residential Setting
- Close to Transport Links

**Alex & Matteo**  
ESTATE AGENTS

**£500,000**

# Odessa Street

Approx. Gross Internal Area 776 Sq Ft - 72.09 Sq M



## Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

