



Alex & Matteo  
ESTATE AGENTS



## William Square, London, SE16 5XJ

GUIDE PRICE £325,000-£350,000

A unique one bedroom, one bathroom first floor apartment located in a very picturesque and sought-after part of Rotherhithe, by the River Thames.

This property boasts a spacious and bright reception room with floor to ceiling sash windows, a separate kitchen with plenty of storage, a double bedroom with built in storage and floor to ceiling windows, as well as a well-kept bathroom. Additional storage can be found in the hallway.

The surrounding area boasts a plethora of local amenities such as a nature reserve, Stave Hill Ecological Park, co-op supermarket, pubs, and bus links located outside the apartment.

Years on Lease - 94

Annual Service Charge - £2934

Annual Ground Rent - £487.50

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

- Naturally Bright Apartment
- Next To River Thames
- Spacious Property
- Plenty of Storage
- Designated Car Parking
- Tranquil and Pictoresque Residential Setting
- All Amenities Nearby
- Great Transport Links

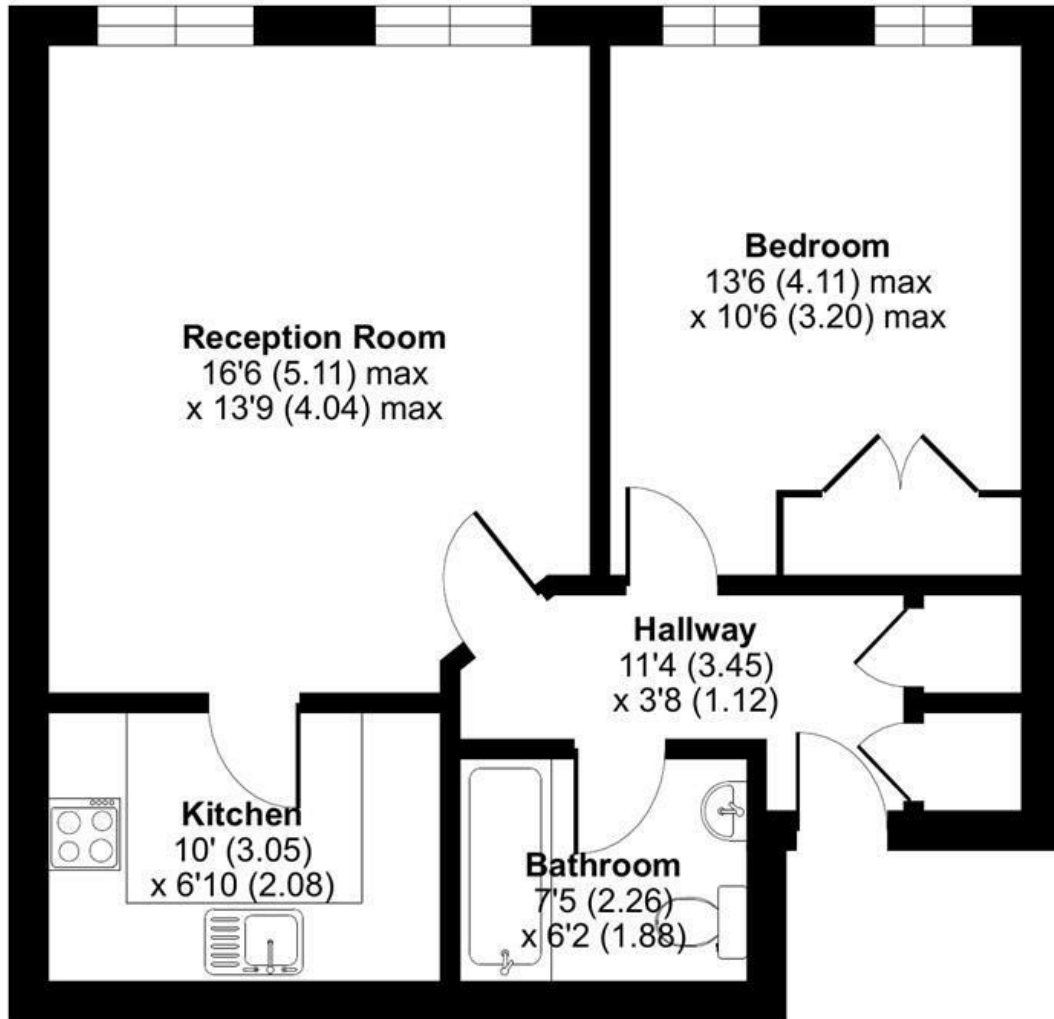
**Alex & Matteo**  
ESTATE AGENTS

**Guide price £325,000**

# William Square, London, SE16

Approximate Area = 562 sq ft / 52.2 sq m

For identification only - Not to scale



**FIRST FLOOR**

**Alex & Matteo**  
ESTATE AGENTS



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Alex & Matteo Estate Agents. REF: 1166924

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		