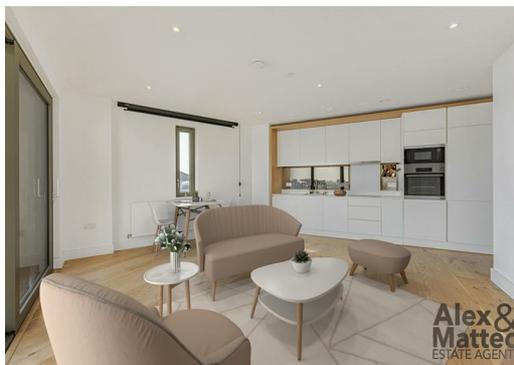




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Imperial Court, SE167GA

****THIS PROPERTY IS VIRTUALLY STAGED AND FULLY UNFURNISHED****

A modern two-bedroom apartment located in Rotherhithe, offering stunning views of the River Thames and just a short walk from Greenland Surrey Quays Pier, providing convenient transport links to Canary Wharf.

The apartment features a spacious open-plan kitchen and reception room with access to a generous private balcony overlooking the Thames. There are two well-proportioned double bedrooms, one of which benefits from an en-suite bathroom, in addition to a stylish family bathroom.

Ideally situated, the property is within walking distance of a wide range of local amenities, including bars, a fitness centre, a shopping centre, and a variety of restaurants, as well as the green open spaces of Russia Dock Woodland. Transport connections are excellent, with both Surrey Quays Overground Station and Canada Water Underground Station nearby. The location also allows for an easy 20–25 minute cycle to the City or Greenwich.

The apartment is south-east facing, allowing for plenty of natural light throughout the day, and is notably warm even during the winter months. With an EPC rating of B, the property is energy efficient, helping to maintain comfortable indoor temperatures (around 20°C in winter) while keeping heating costs low.

- FULLY UNFURNISHED, THE PROPERTY IS VIRTUALLY STAGED
- Good Transport Links
- Close to Local Amenities
- Stunning Views of the River Thames
- ?Open-plan Living
- Spacious Private Balcony
- Modern Two Bedroom Apartment

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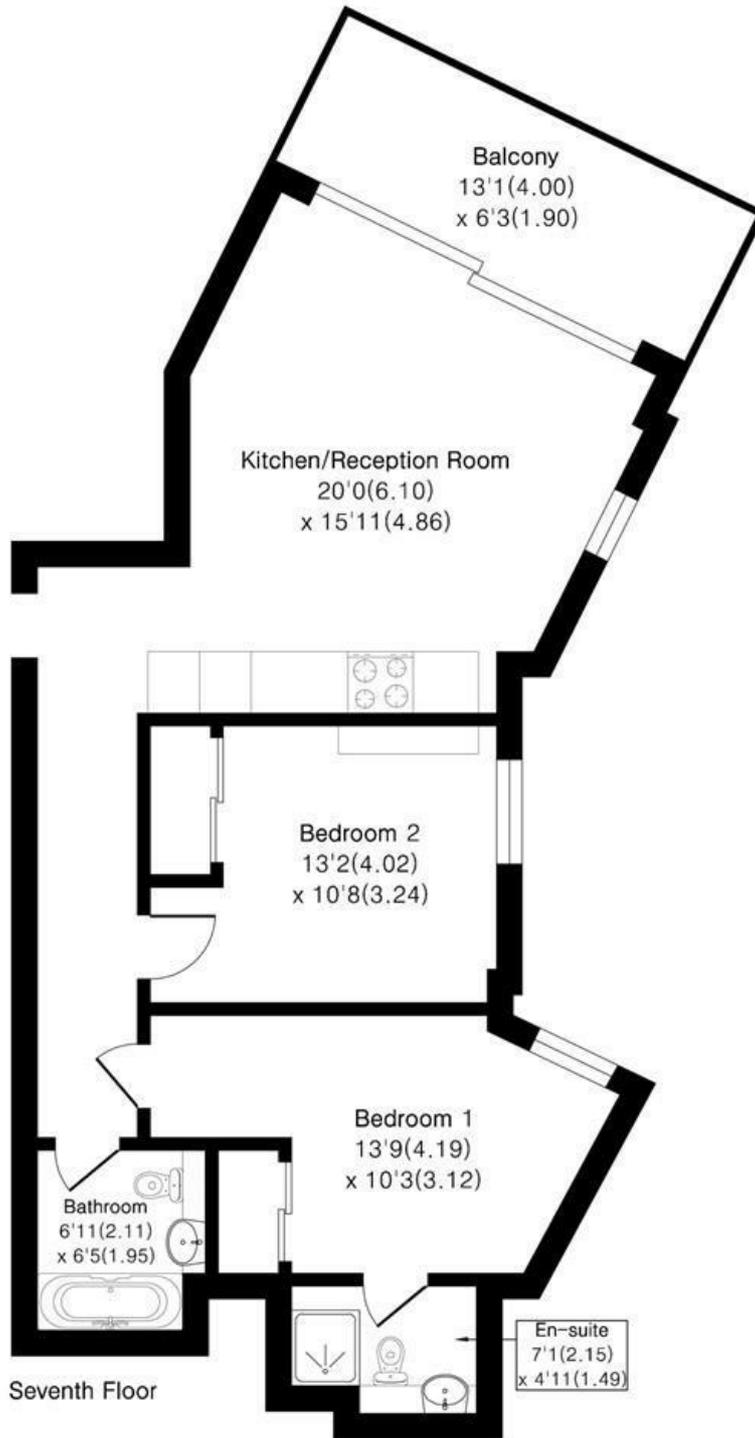
£2,600 Per month



Imperial Court SE16

Approximate Area = 737 sq ft / 68.4 sq m

For identification only - Not To Scale



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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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	