



## Princes Riverside Road, London, SE16 5RQ

Guide Price £550,000 to £575,000. A spacious two bedroom, two bathroom, fifth floor riverside apartment, featuring private west facing balcony overlooking the Thames, located only a short walk from Rotherhithe and Canada Water overground and underground stations. The apartment boasts a generous reception room with access to the private balcony featuring stunning river views, a separate kitchen with plenty of storage, a well-kept family bathroom and two large double bedrooms with one boasting an en-suite. Additional storage can be found in the hallway. The surrounding area has many local amenities such as a grocery store, bars, restaurants and the greenery of Stave Hill Ecological Park. The property also has good transport links into central London.

Years On Lease - 969  
Annual Service Charge - £2,418.50  
Annual Ground Rent - £500

Council tax 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.

- Spacious Riverside Two Bedroom Apartment
- Chain Free
- Private Balcony Featuring River Thames and City Skyline Views
- Plenty of Storage
- Great Transport Links
- Gated Riverside Development
- New Windows installed in 2024
- Gated Designated Car Parking Space

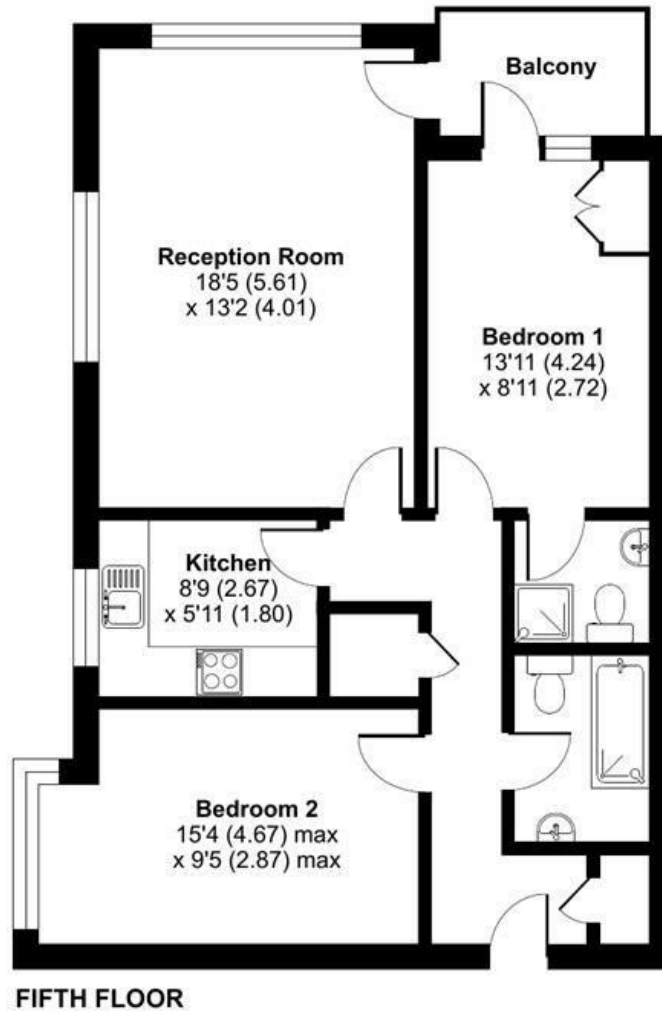
**Alex & Matteo**  
ESTATE AGENTS

**Guide price £550,000**

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Approximate Area = 764 sq ft / 71 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). © nichecom 2025. Produced for Alex & Matteo Estate Agents. REF: 1235793

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(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		