







Rotherhithe New Road, London, SE16 2BW

A spacious and modern one bedroom apartment with a private balcony, located moments from Southwark Park and within easy reach of Surrey Quays Overground, Canada Water and South Bermondsey stations.
The property features a naturally bright and generously sized reception room with access to the private balcony and space to dine, a well-maintained separate kitchen, a double bedroom, separate box room currently being used as a nursery, a modern bathroom, and additional built-in storage in the hallway.
The apartment is positioned within walking distance of a wealth of local amenities, including lively Bermondsey Beer Mile, Bermondsey Street, Surrey Quays Shopping Centre, Canada Warter Masterplan, independent cafés and wine bars, restaurants, supermarkets and gyms at the up and coming Bermondsey Biscuit Factory Development.

Years on Lease - 103
Annual Service Charge - £4184.12 including Heating and Hot Water
Annual Ground Rent - £10
Council Tax Band - B

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.

- Spacious One Bedroom Apartment
- Private Balcony
- Lot of Storage Space
- Adjacent to Southwark Park
- Car Parking Permit Available
- Service Charge Includes Heating and Hot Water
- Excellent Transport Links (Canada Water, South Bermondsey & Surrey Quays)
- Recent Major Works Paid For
- Moments from Ever So Popular Canada Water Masterplan and Bermondsey Biscuit Factory Regeneration Plan

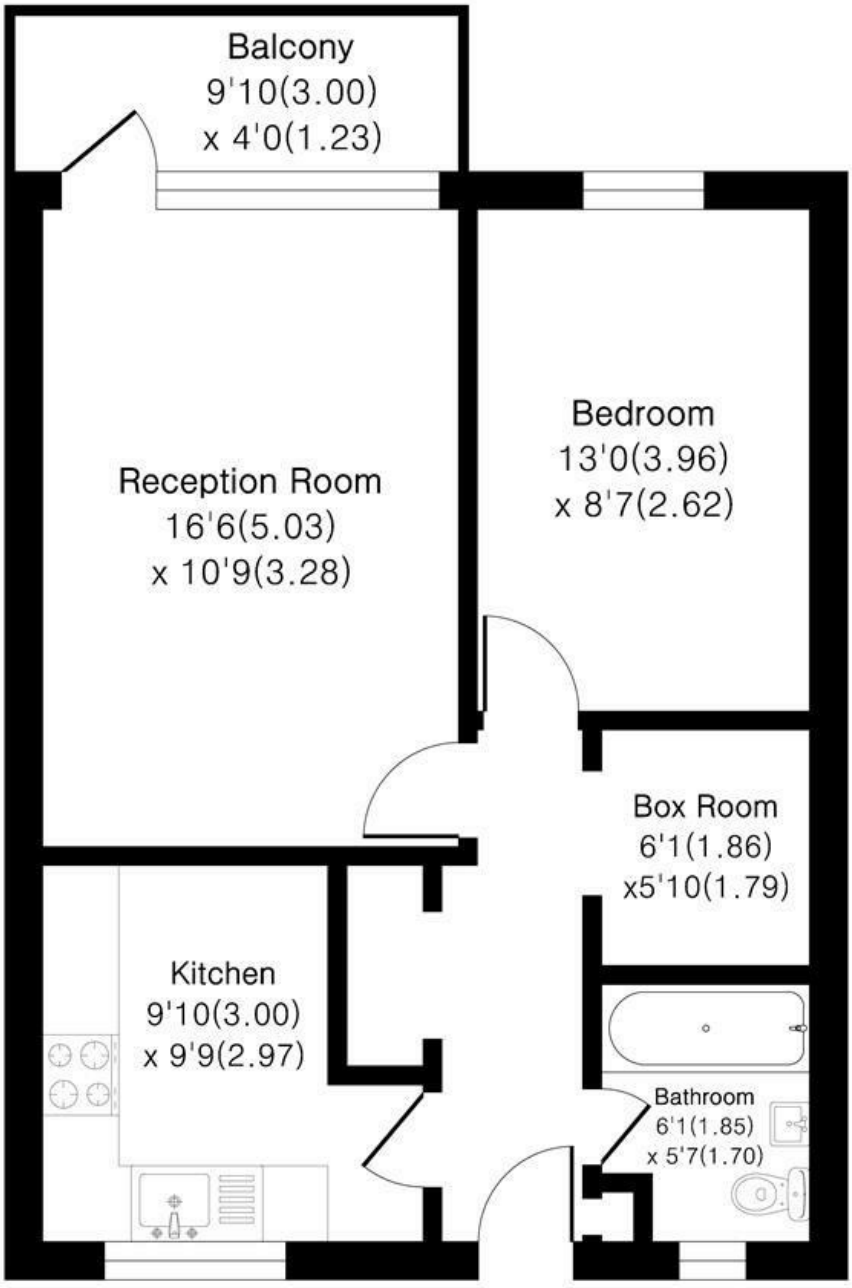
Alex & Matteo ESTATE AGENTS

Offers in excess of £250,000

Westlake, Rotherhithe New Road London, SE16

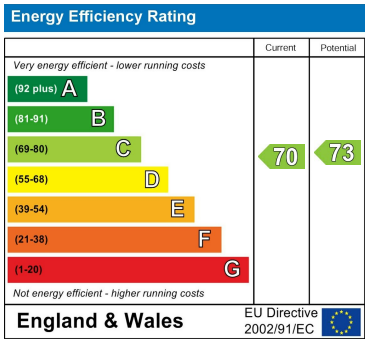
Approximate Area = 531 sq ft / 49.3 sq m

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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