



Rotherhithe New Road, London, SE16 2DG

Guide Price £250k to £275k. A spacious one bedroom apartment with private terrace located a stroll away from Southwark Park, Surrey Quays Overground, Canada Water and Bermondsey Stations. Featuring a well-kept separate kitchen, a naturally bright bright reception room with access to a private balcony, a double bedroom with plenty of storage space, a neat bathroom and generous storeroom. Additional built-in storage can be found in the hallway.

Walking distance from a plethora of local amenities such as ever so popular Spa Terminus and Blue Markets, Surrey Quays Shopping Centre, restaurants, cafes, supermarkets, and gyms.

Years on Lease - 105

Annual Service Charge - £3496 including heating and hot water

Annual Ground Rent - peppercorn

Council Tax Band - B

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.

- Generous Apartment
- Spacious Balcony
- Plenty of Storage
- Excellent Location
- Private Balcony
- Great Transport Links
- Next to Southwark Park

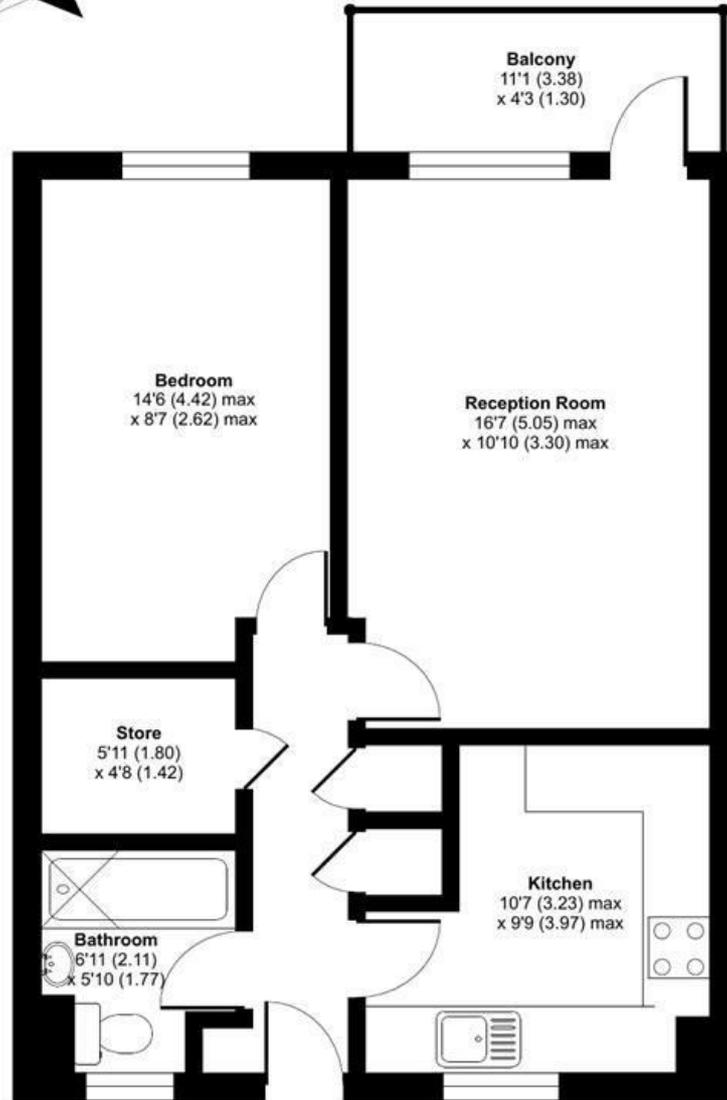
Alex & Matteo
ESTATE AGENTS

Guide price £250,000

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Approximate Area = 536 sq ft / 49.7 sq m

For identification only - Not to scale



SECOND FLOOR



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: 1298178

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D	67	67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	