



620 Rotherhithe Street, London, SE16 5DJ

A naturally bright two double bedroom two bathroom apartment located in a modern portered building steps from the River Thames and within easy reach of Canada Water station as well as the Hilton Docklands Nelson Dock Pier for a quick commute to Canary Wharf, the City and West End.

The property boasts a bright and generous open plan living area leading into the private balcony, two double bedrooms (one of which ensuite), a family bathroom, plus additional ample storage space in the hallway.

Additional benefits include allocated parking space, onsite porter, bicycle storage, and access to the communal roof terrace enjoying stunning River Thames and City views. The property is located moments from OFSTED outstanding-rated primary school, Redriff School. The area also encompasses the picturesque Greenland Dock, the Surrey Docks City Farm and the ecological park making the property ideal for those wanting to escape the hustle and bustle of the city without giving up the privilege to live in the heart of London.

Council Tax Band D
Service charge: £2740 per year (it includes water charges)
Ground Rent: £250 per year
103 years left on the lease
Figures subject to change

Figures may vary. Please double check all figures with your conveyancer.
Leasehold

- Two Double Bedroom Apartment
- Two Bathrooms
- Open Plan Living Area
- Gated Car Parking Space
- Bicycle Storage
- Private Balcony

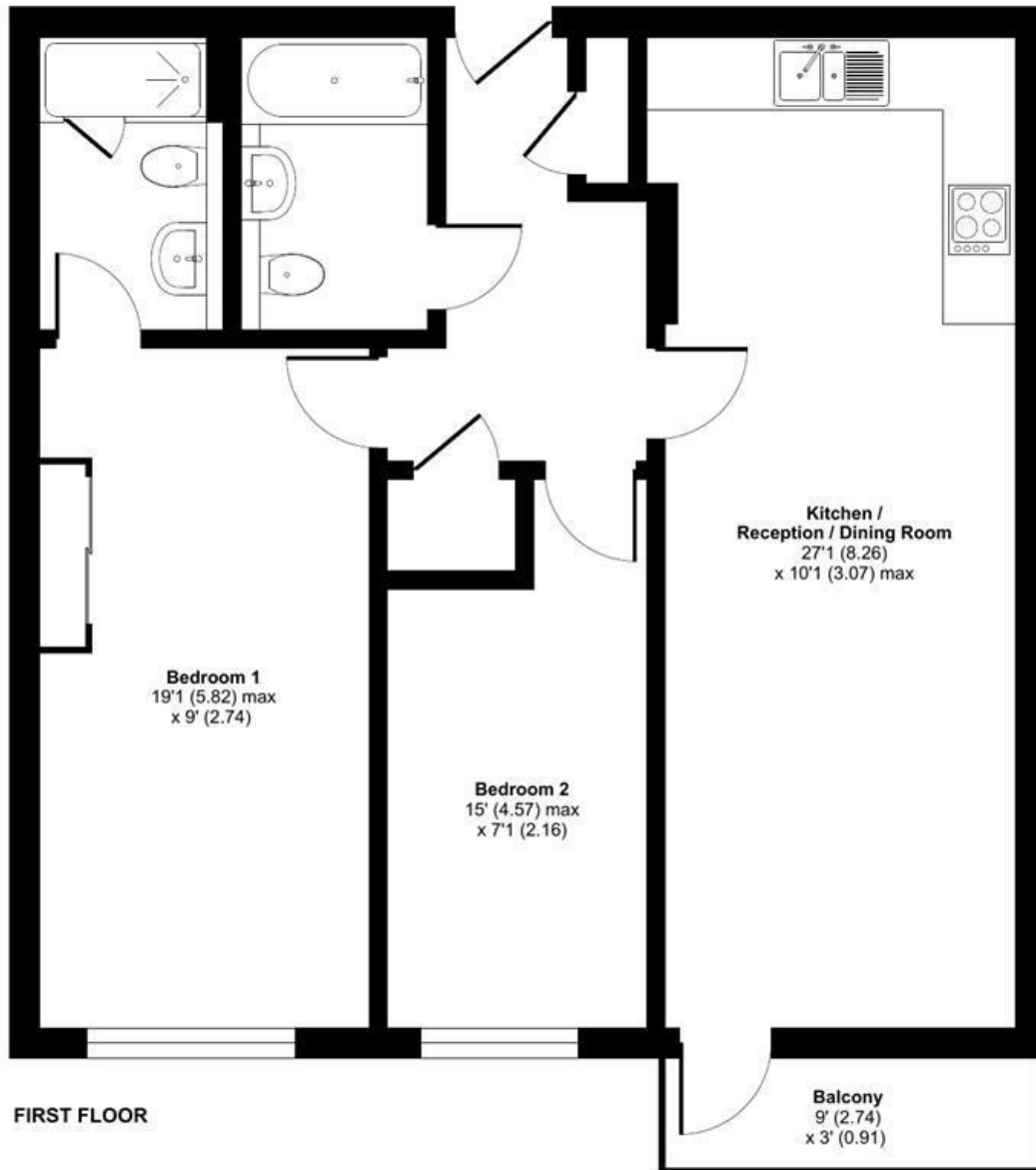
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Offers in excess of £425,000

Rotherhithe Street, London, SE16

Approximate Area = 722 sq ft / 67 sq m

For identification only - Not to scale



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**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2022. Produced for Alex & Matteo Estate Agents. REF: 916256

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	80
England & Wales		
	EU Directive 2002/91/EC	