



## Odessa Street, London, SE16 7HQ

Guide Price £375,000 to £400,000

A modern two bedroom duplex apartment located in Rotherhithe only a short walk away from Russia Dock Woodland, and steps from the River Thames.

The apartment boasts a stylish kitchen with plenty of storage space, a naturally bright and cleverly designed sitting room, two bedrooms with one currently being used as a home office, and a sleek family bathroom. Additional storage can be found in the hallway and in the accessible and very generous loft.

The property is conveniently located next to plenty of local amenities such as local restaurants, bars, parks and shopping centre. The property also benefits from being located near the Canada Water Masterplan and Greenland Surrey Quays Pier providing quick and pleasant access to Canary Wharf.

Years on Lease - 154

Annual Service Charge - £1683

Annual Ground Rent - £0

Council Tax Band - C

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. Please note the loft space is accessible but not part of the lease.

- Modern two bedroom duplex apartment
- Long lease and low service charge
- Immaculately presented, featuring a brand-new bathroom and full redecoration throughout
- Plenty of storage and access to loft space (not part of the lease)
- Tranquil setting next to river Thames, docks and woodland
- Off street residents car parking and bicycle storage
- Recently refurbished building with brand new windows - 2025
- Conveniently located moments from the Canada Water Masterplan

**Alex & Matteo**  
ESTATE AGENTS

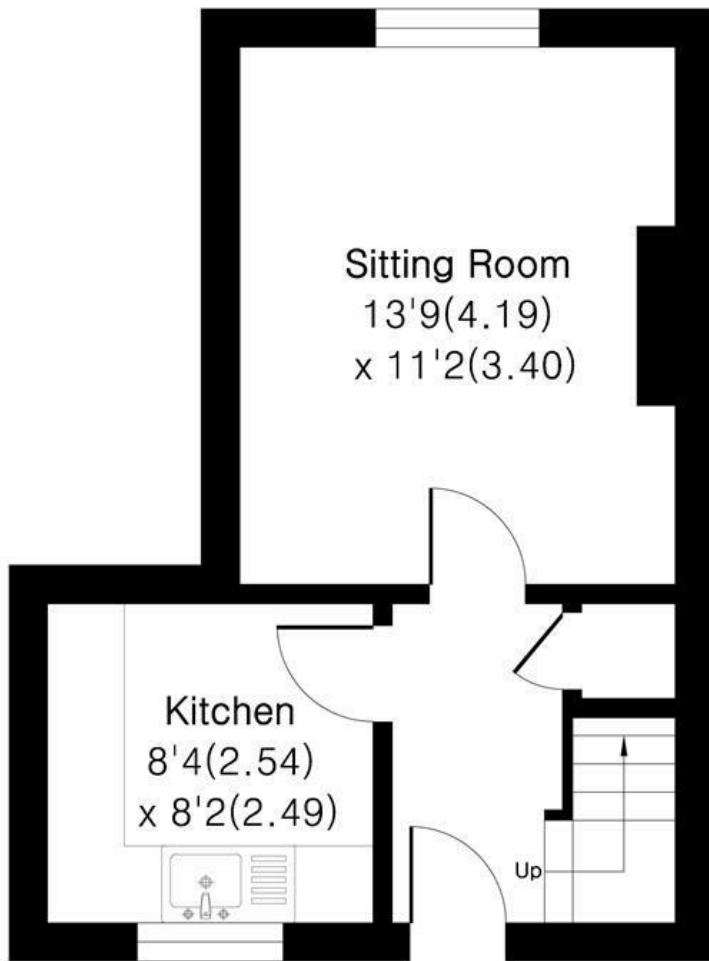
**Guide price £375,000**



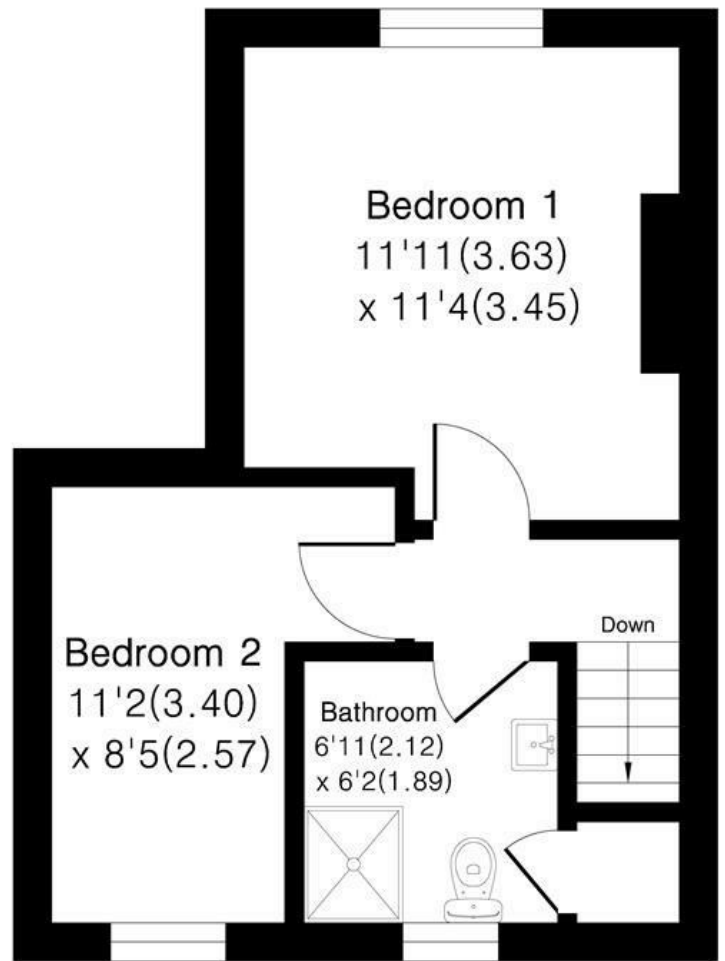
# Gabriel House SE16

Approximate Area = 624 sq ft / 57.9 sq m

For identification only - Not To Scale



Second Floor



Third Floor

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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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		