



Elephant Lane, London, SE16 4JD

A rare opportunity to purchase a freehold block of four self-contained apartments in charming and highly desirable Rotherhithe Village with views over the River Thames from the upper floors.

Perfect for either investors looking for a high rental yield or those looking to convert the property into a large family home or live work unit (subject to planning). The four floors of the property are currently split into separate apartments.

The ground floor flat comprises a kitchen/diner and shower room, generous storage room, and a living room with separate bedroom area.

The first floor apartment currently boasts two double bedrooms, a shower room, and a large open plan kitchen/living area, filled with light from floor to ceiling windows which face onto a quiet and charming pedestrian-only cobblestone pathway.

The second floor boasts a very generous apartment with open plan kitchen/diner/ lounge. Substantial windows are complimented by a Juliette balcony through which the beautiful River Thames can be seen. The separate shower room has space for a washing machine. There is one double bedroom with large featured windows and an en-suite toilet and hand basin, and a family bathroom.

The top floor studio apartment is completely open plan with plenty of natural light, a separate shower room, plus a private and well secluded roof terrace. The huge window boasts river views.

Set behind impressive double gates there is a spacious courtyard through which the communal entrance door is located. There is small storeroom accessible from the front of the building in which the electricity meters are located.

Princes House is steps away from The River Thames together with the leafy and picturesque King's Stairs Gardens, independent cafes, restaurants, and other hidden gems such as the Brunel Museum, the historic Mayflower Pub and Sands Films Studio.

Flat 1 EPC: D
Flat 2 EPC: C
Flat 3 EPC: C
Flat 4 EPC: C

Council Tax Band D for all flats

£1,500,000

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Approximate Area = 2750 sq ft / 255.4 sq m

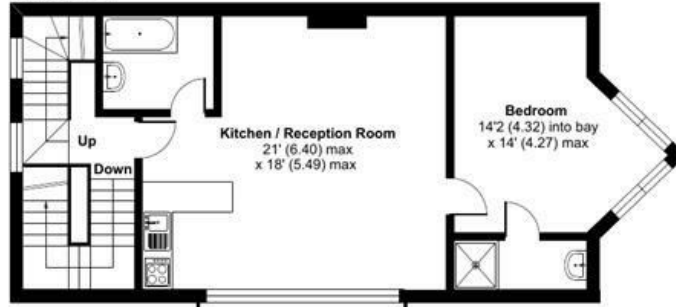
Outbuilding = 18 sq ft / 1.6 sq m

Total = 2768 sq ft / 257 sq m

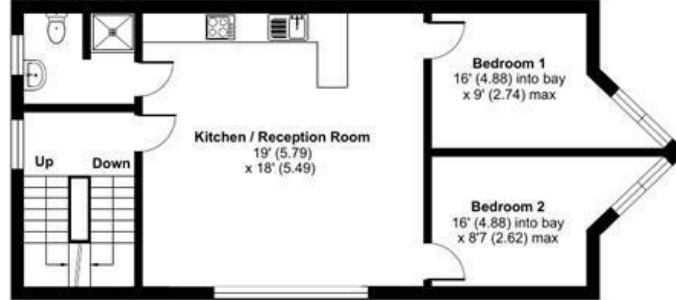
For identification only - Not to scale



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Alex & Matteo Estate Agents. REF: 1148848

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	