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## St. Marychurch Street, London, SE16 4JB

Guide Price £250,000 to £270,000. Centrally located property within a low-rise building facing east, giving natural light and an airy feel throughout, suited for private and tranquil living or working from home. A contemporary style bathroom with modern and clean tiles reflecting a bright atmosphere, and bespoke floor-to-ceiling wardrobes in multiple walls

The kitchen is welcoming with spacious warm wood tones cabinets and a large window overlooking a secured communal garden shared with friendly neighbours, used for morning coffees, summer BBQs and vegetable gardening to press pause to the city pace, the flat has also a cozy balcony at elevated ground floor position.

The outdoor benefits from additional sunlight coming from the public garden, that is outside the scope of future development, granting time for a peaceful environment.

Rotherhithe peninsula has significant heritage presence, surrounded by docks, relaxing woodland, ecological parks ideal for running, and lakes that preserve a balance lifestyle that is country like and ready for the city.

The overground station is 2-minutes' walk which is at a short distance travel for easy commute to Zone 1-2

The flat is situated in an appealing mix of urban convenience, with easy access to Cycleway 4 as part of

- Great Opportunity for First Time Buyers
- Located in Sought After Rotherhithe Village
- Recently Renovated Bathroom
- Private Balcony
- Excellent Transport Links with Rotherhithe Station Round The Corner and Canada Water Moments Away
- Moments from Canada Water Masterplan
- Steps from River Thames
- Last Major Works Done in 2022

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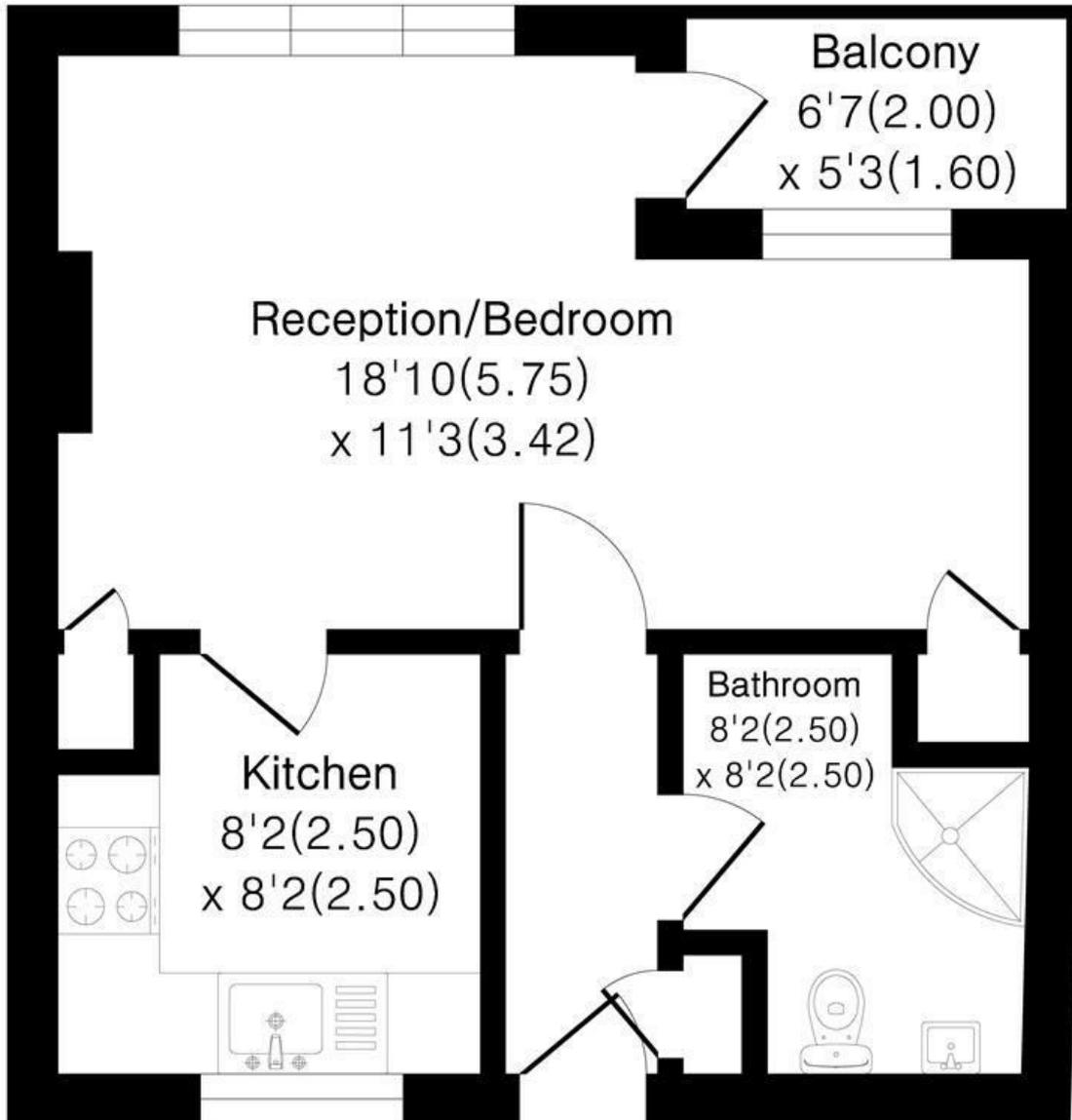
**Guide price £250,000**



# Henley Close, SE16

Approximate Area = 345 sq ft / 32.0 sq m

For identification only - Not To Scale



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	