



## Stanton House, London, SE16 5DJ

Beautifully presented two double bedroom 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 naturally bright and generous open plan living area leading into the private balcony, two spacious equally sized double bedrooms (recently white painted), a stylish bathroom, plus additional ample storage space including a utility cupboard in the hallway.

Additional benefits include Wi-Fi smart heating system and water system, allocated parking space, onsite porter, bicycle storage, access to the communal roof terrace, lift access and concierge. The area also encompasses the picturesque Greenland Dock, the Docklands 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 C

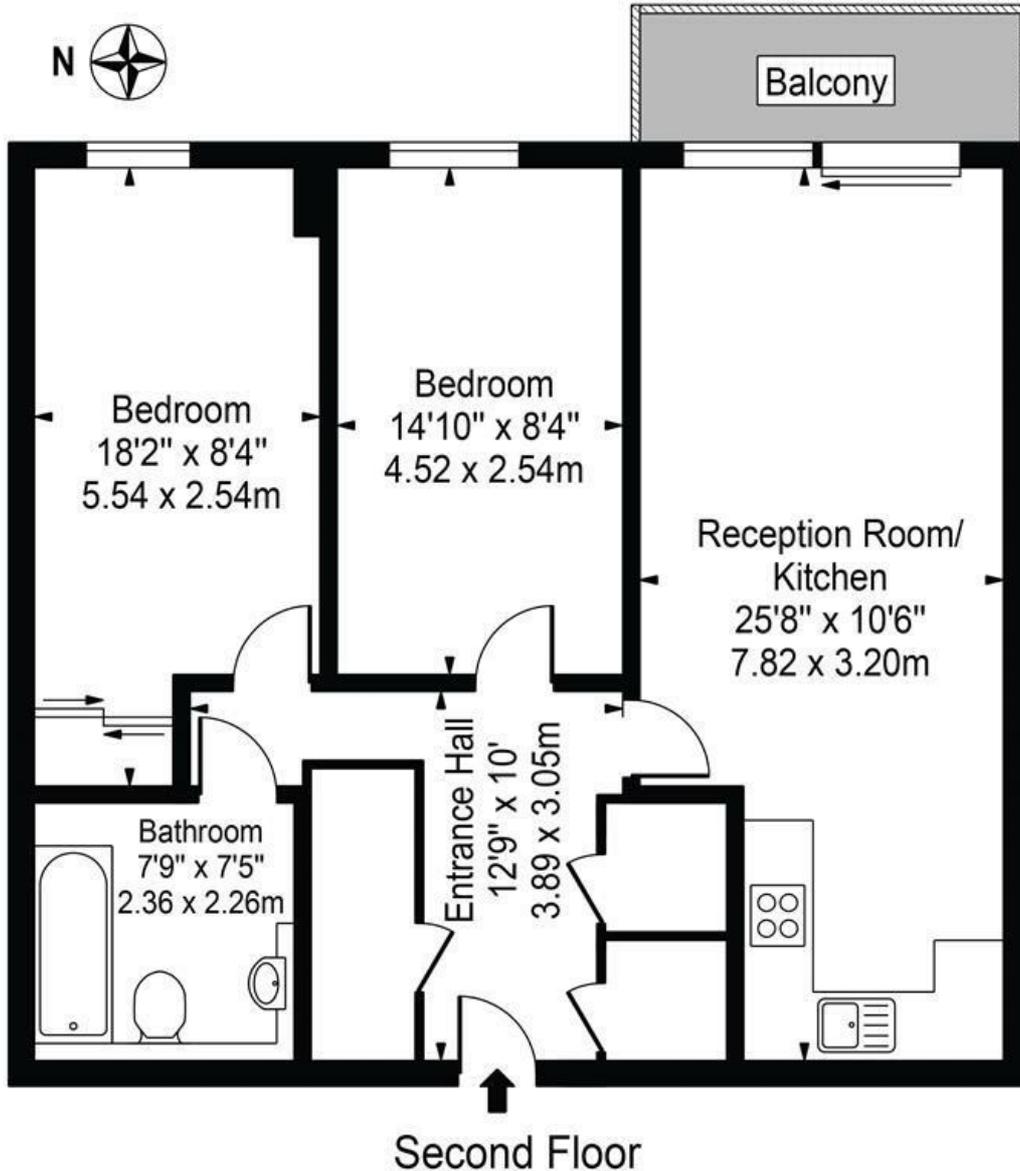
- Generous Apartment
- Recently Decorated
- Plenty of Storage Space
- Gated Parking Space
- Concierge Service
- Communal Roof Terrace

**Alex & Matteo**  
ESTATE AGENTS

**£2,100 Per month**

# Stanton House, Rotherhithe Street

Approx. Gross Internal Area 728 Sq Ft - 67.63 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(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	