



## Rotherhithe Street, London, SE16 5XX

Guide Price £700,000 to £725,000

An immaculately presented and exceptionally spacious riverside two-bedroom, two-bathroom apartment, offering stunning views of the Thames and the City. Situated within an exquisite Grade II listed granary warehouse conversion in the heart of ever-popular Rotherhithe.

Featuring six windows overlooking the Thames and modernised with attention to detail and maintained with care, having seen only light use, this property truly stands out.

The apartment boasts a generous dual-aspect living room with a covered balcony over the River Thames, a contemporary kitchen with ample storage, and two double bedrooms (one of which is en-suite), both enjoying Juliet balconies with river views. A stylish family bathroom completes the layout. Additional storage can be found in the hallway cupboards.

Onsite benefits include underground allocated car parking, bicycle storage, concierge, gym, as well as access to a heated swimming pool and sauna.

Rotherhithe and Canada Water stations for the overground and Jubilee lines are within easy reach. Canada Water Masterplan is within walking distance. Co-op grocery store is on your doorstep and the greenery of Stave Hill Ecological Park is just round the corner.

Years on Lease - 995

Annual Service Charge - £4,904.15

Reserve Fund Annual - £1,757.94

Annual Ground Rent - NIL

Council Tax Band - E

- Chain Free
- Six Aspects with River Views
- Covered Balcony Over Thames
- Share of Freehold - 998 years left
- Grade 2 Listed Granary Conversion
- Swimming Pool, Gym, and Onsite Concierge
- Immaculately Presented
- Contemporary Kitchen and Two Stylish Bathrooms
- Great Transport Links
- Moments from Woodland, Rotherhithe Station, and Canada Water Masterplan

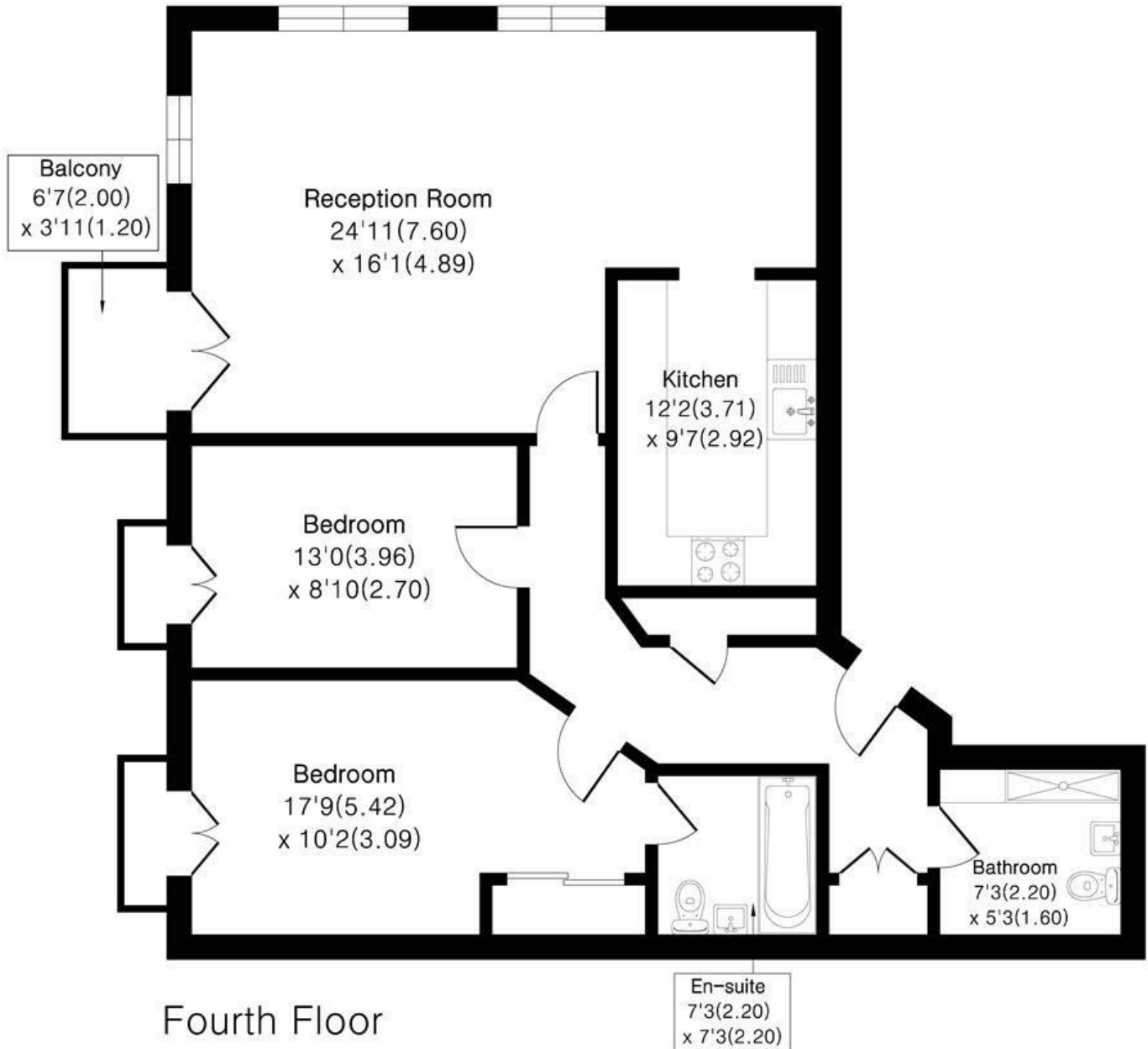
**Alex & Matteo**  
ESTATE AGENTS

**Guide price £700,000**



# Globe Wharf SE16

Approximate Area = 992 sq ft / 92.1 sq m



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>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	