



Hythe House, SE164LG

Guide Price £475,000 to £500,000.

A spacious two bedroom, fourth floor apartment, located in Rotherhithe with the overground directly on its doorstep and Canada Water station a walk away. The apartment overlooks River Thames with stunning views and is next to Brunel Museum.

The apartment boasts a well-kept kitchen with plenty of storage, a large and naturally bright reception room, two double bedrooms and a tidy family bathroom. Additional storage can be found in the hallway. The surrounding area boasts many local amenities such as bars, restaurants, supermarket, café, convenience store and the picturesque Rotherhithe Beach.

Years on Lease - 103
Annual Service Charge - £1909.81
Annual Ground Rent - £10
Council Tax Band - B

Council tax 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.

- Great Transport Links
- Residents Parking
- Plenty of Storage
- Excellent Location
- Spacious Apartment
- Period Features

Alex & Matteo
ESTATE AGENTS

Guide price £475,000

Swan Road, London, SE16

Approximate Area = 789 sq ft / 73.3 sq m

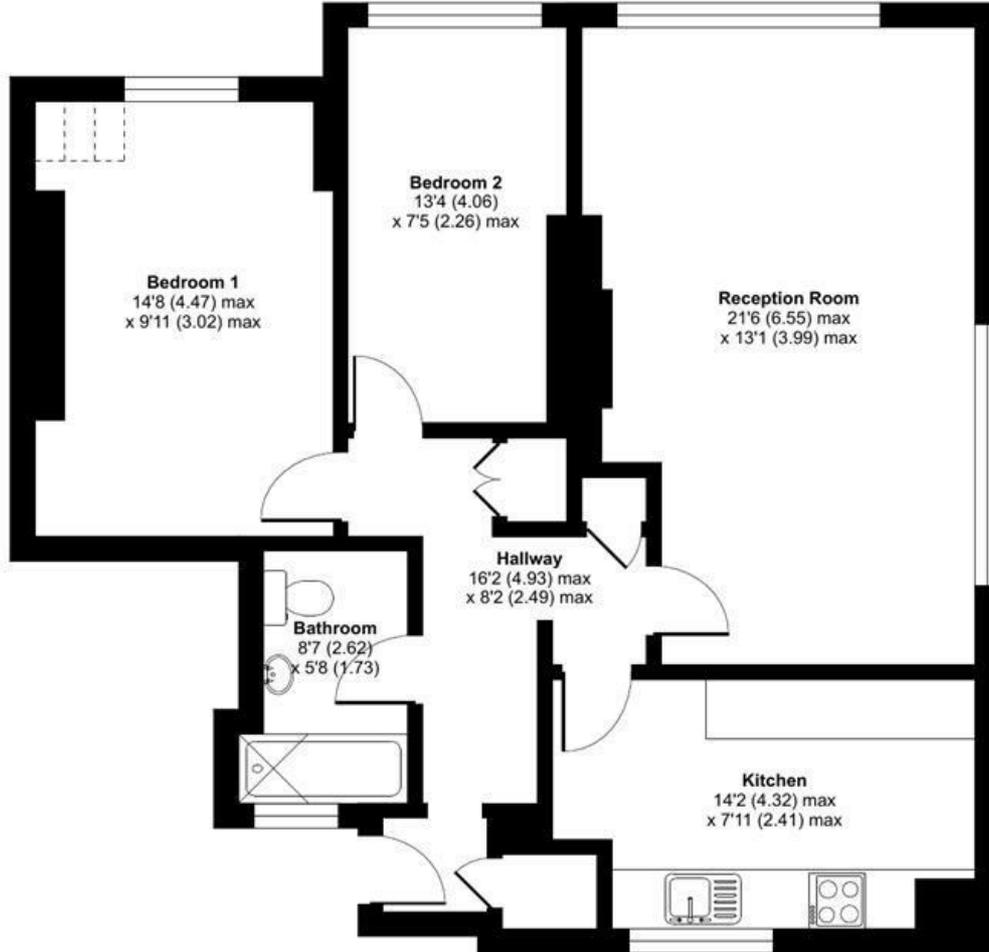
Limited Use Area(s) = 6 sq ft / 0.6 sq m

Total = 795 sq ft / 73.8 sq m

For identification only - Not to scale



Denotes restricted head height



FOURTH FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Alex & Matteo Estate Agents. REF: 1210317

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	