



## Rotherhithe New Road, London, SE16 2DT

Guide Price: £300,000 to £325,000. A recently refurbished one bedroom apartment located a stroll away from Southwark Park, Surrey Quays Overground, Canada Water and Bermondsey Stations. Featuring a stylish modern kitchen, a bright south facing reception room with access to a balcony, a double bedroom with plenty of storage space, a sleek bathroom and generous utility room. Additional built-in storage can be found in the hallway. Walking distance from a plethora of local amenities such as Surrey Quays Shopping Centre, restaurants, cafes, supermarkets, cinema and gyms.

Years Left on Lease - 118  
Annual Service Charge including hot water and heating - £2868.61  
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.

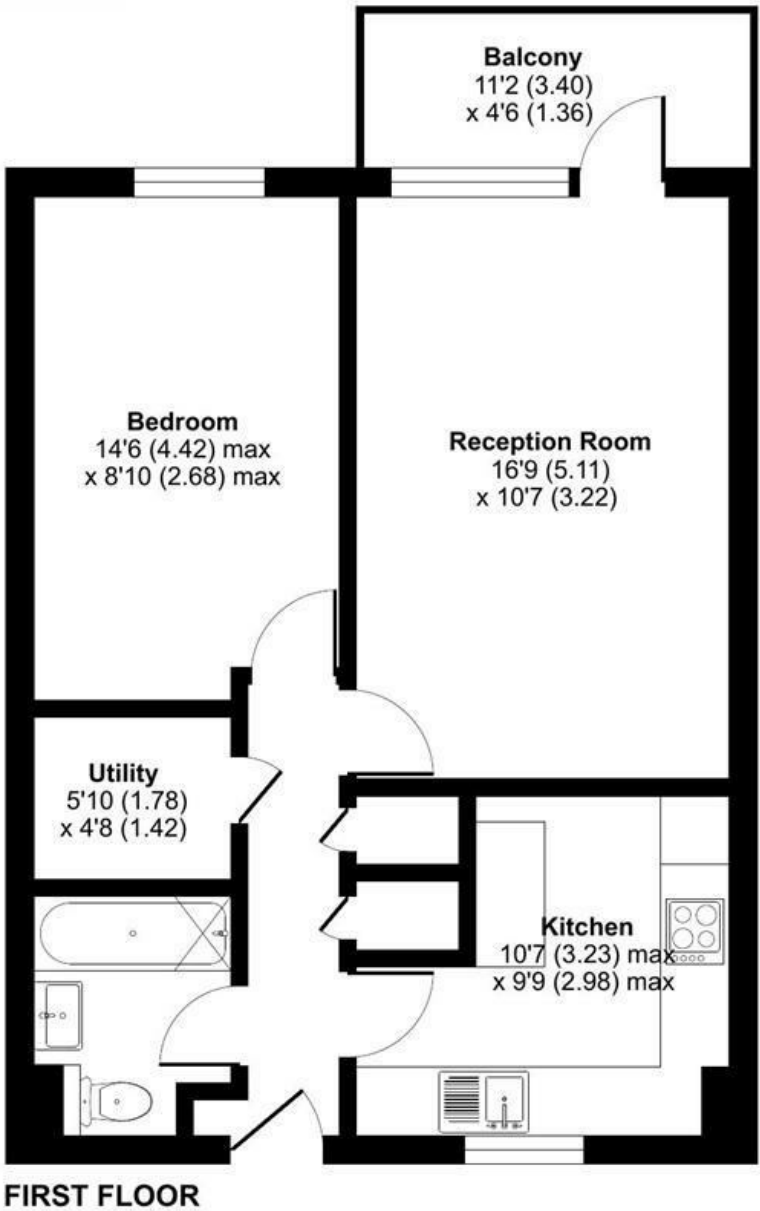
- Recently Refurbished Apartment
- Great Transport Links
- Plenty of Storage Space
- Balcony
- Modern Kitchen
- Excellent Location

**Alex & Matteo**  
ESTATE AGENTS

**Guide price £300,000**

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Approximate Area = 541 sq ft / 50.2 sq m  
For identification only - Not to scale



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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: 1116133

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 72      | 78        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |