



133 Rotherhithe Street, London, SE16 4NF
Guide price £900,000

Originally built in the mid 19th century and with views across River Thames and of Canary Wharf, this beautifully presented, Grade II listed, two/three bedroom split-level apartment occupies the second and top floor of one of London's few surviving barge buildings located on the Thames.

Hays Court has great transport links being situated within 250m of Rotherhithe Station, 600m of Canada Water Station and within 2km of London Bridge Station. There are a number of river fronting bars and restaurants near by plus shopping and entertainment at Surrey Quays. The open spaces of Kings Stairs Gardens, Southwark Park and Stave Hill Ecological Park are all within 500m.

The entrance hall has built in storage along one wall and provides access to both of the double bedrooms, the bathroom and a 4' wide door which leads into the open 27' x 13' kitchen/living room which has views across of River Thames.

There are stairs from the hallway leading up to the bright 27'6" x 24' open plan room which can have multiple purposes such as another living area, work space, gym or third bedroom. This room also has views of River Thames and Canary Wharf.

Hays Court also benefits from a gated residents courtyard which has views westward across River Thames with distant views of The City and The Shard.

Communal Hallway

Entrance Hall

15'7" x 11' widest points (4.75m x 3.35m widest points)

Kitchen/Living Room

27' x 13'2" (8.23m x 4.01m)

Bedroom One

14' x 11'7" (4.27m x 3.53m)

Bedroom Two

13'4" x 11'7" (4.06m x 3.53m)

Bathroom

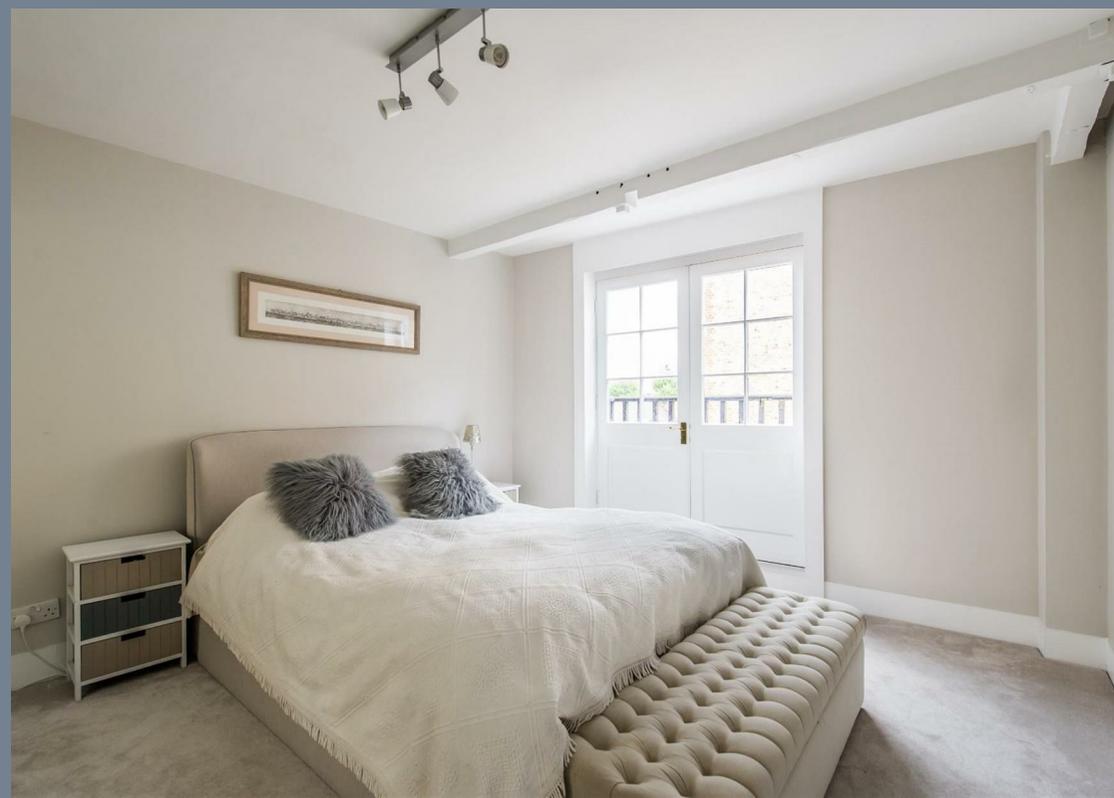
8'5" x 7'10" (2.57m x 2.39m)

Reception/Bedroom Three

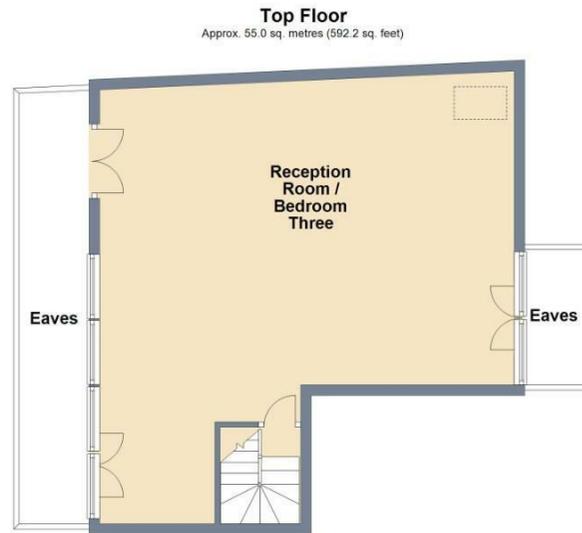
27'6" x 24' (8.38m x 7.32m)

Residents Courtyard

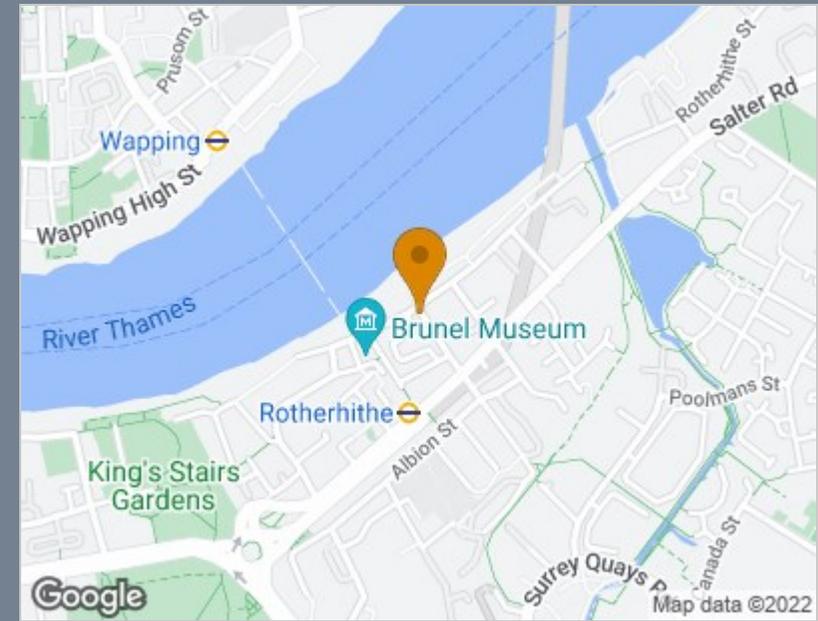
Lease - 996 years remaining







Total area: approx. 134.7 sq. metres (1450.0 sq. feet)



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

Viewing

Please contact our The Homes Group Office on 01322 532 889 if you wish to arrange a viewing appointment for this property or require further information.

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