



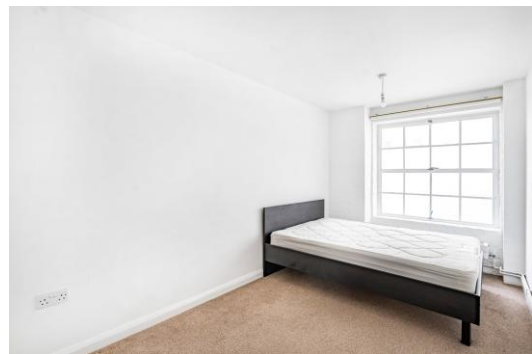
Rotherhithe Street

London, SE16

Asking Price £695,000

A spacious four-bedroom warehouse conversion set within the characterful Thames Tunnel Mills development. The property combines generous proportions with an abundance of natural light and is ideally positioned close to the River Thames.

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Rotherhithe Street

London, SE16

- Warehouse-style apartment
- Characterful period features
- Prime riverside location
- Partial river views
- Easy access to the City and Canary Wharf
- Close to Rotherhithe, Canada Water and Bermondsey stations



Set within the characterful Thames Tunnel Mills development, this impressive apartment offers the opportunity to enjoy riverside living in one of south-east London's most desirable locations.

The property provides bright and well-balanced accommodation, with the development combining industrial heritage with modern city living. Residents benefit from an enviable position along Rotherhithe Street, moments from the River Thames and a wealth of local amenities.

The surrounding area offers an excellent selection of independent cafés, restaurants, bars and green spaces, while the picturesque Thames Path provides an abundance of walking and cycling routes. Shad Thames, Bermondsey Street, St Katharine Docks and the City are all within easy reach.

Excellent transport connections are available from nearby Rotherhithe, Canada Water and Bermondsey stations, providing access to the Overground, Jubilee line and wider London transport network.

Tenure: Leasehold 113 years 9 months

Service Charge: £3170

Ground Rent: £0

Local Authority: London Borough of Southwark

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Thames Tunnel Mills, Rotherhithe Street, London, SE16

Dimensions		First Floor	Key
Kitchen	3.77m x 3.05m	12'4" x 10'0"	St Storage Cupboard
Sitting/Dining Room	3.87m x 3.73m	12'8" x 12'3"	
Bedroom 1	5.28m x 2.37m	17'4" x 7'9"	
Bedroom 2	5.23m x 2.52m	17'2" x 8'3"	
Bedroom 3	5.27m x 2.62m	17'3" x 8'7"	
Bedroom 4	5.54m x 2.53m	18'2" x 8'4"	
Total Area	99.0 sq.m	1066 sq.ft	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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