



Tunnel Wharf, 123 Rotherhithe Street, London, SE16

£595,000 Leasehold

Riverfront, Floor to ceiling windows, Balcony onto The Thames, Underground parking, Two bedrooms, En-suite to master, Guest bathroom, Open plan kitchen, Close to Rotherhithe & Bermondsey tube stations, Shad Thames and Surrey Quays in close proximity, Lease 125 yrs from 1/9/2001, Ground Rent £150.00 pa, Service Charge £1950 pa.



Description

A river front two bedroom apartment on the 2nd floor, with direct river views along the Thames, balcony and underground parking.

Situation

Rotherhithe is conveniently located along the bank of the Thames, opposite Canary Wharf, stretching from the cobbled streets and warehouses of Rotherhithe Village to the more modern apartments along Rotherhithe Street and further to Surrey Quays and Greenland Dock, with many pubs and restaurants, shopping centre and working farm. Transport options to Canary Wharf and the City include the commuter river boat service, Canada Water tube (Jubilee line) as well as several bus routes to Victoria, Waterloo and the City.

Local Authority

Southwark Council

Tenure

Leasehold.

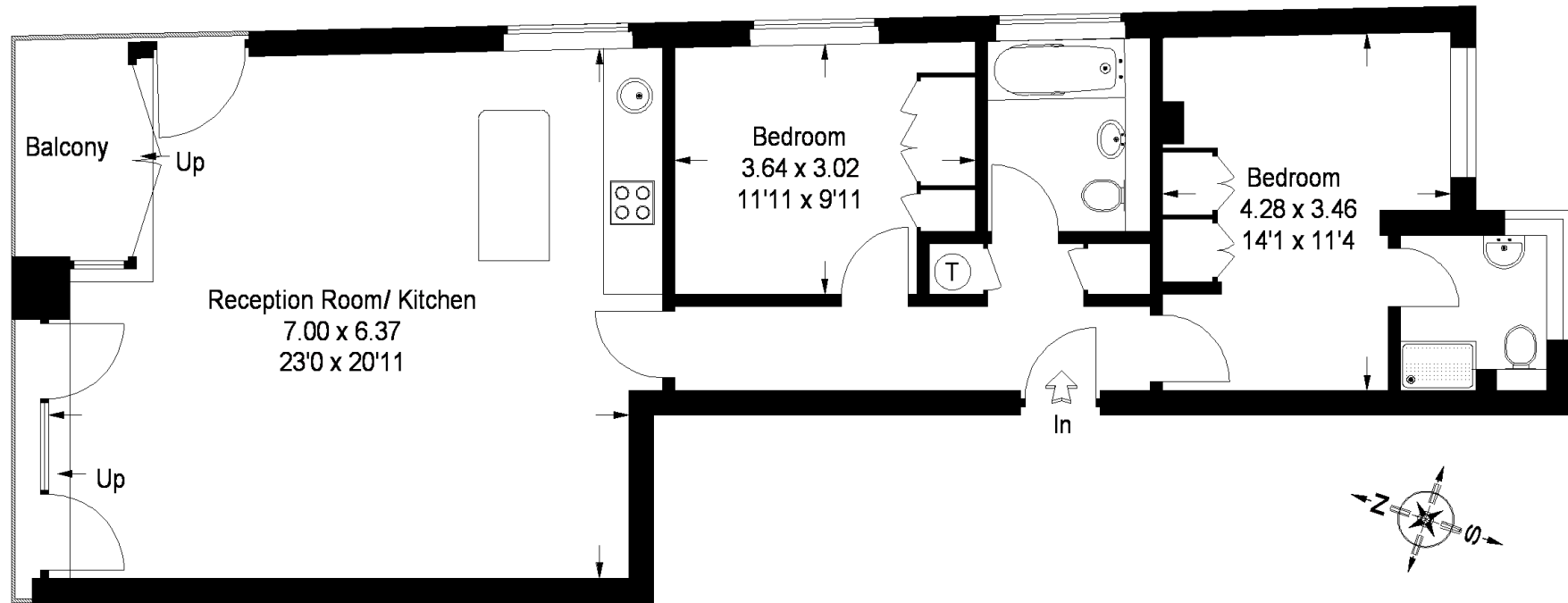


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		75	75
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		74	74
		EU Directive 2002/91/EC	

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Approx . Gross Internal Area :- 84 sq m / 904 sq ft



Second Floor

FLOOR PLANZ © 2003 01483 755510 Ref 20051

This plan is for layout guidance only. Not drawn to scale, unless stated. Measured & drawn to the nearest 10cm / 3". Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them. All room dimensions taken through cupboard/wardrobes to structural walls where possible.

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



Viewing strictly by appointment only.

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