



Codrington Court

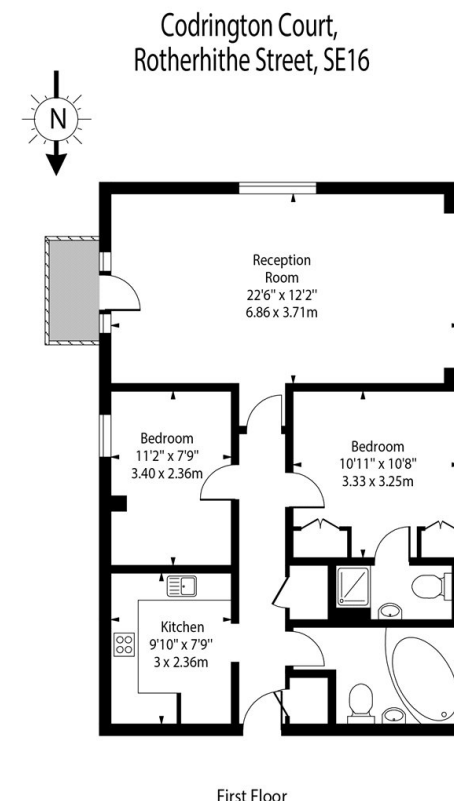
£425,000

## Codrington Court, London, 243 Rotherhithe Street SE16 5FS

\*\*\*Guide Price £425,000-£450,000\*\*\* An exceptional triple aspect two bedroom, two bathroom apartment with secure parking and private balcony located within a sought after riverside development on Rotherhithe Street, moments from the Thames Path, Stave Hill Ecological Park and Surrey Quays Shopping Centre. The nearest station is Canada Water [Jubilee and Overground] with regular riverboat services to Canary Wharf via nearby Doubletree Docklands Nelson Dock Pier.

Occupying part of the first floor, this stylish well presented triple aspect apartment comprises entrance hall with storage cupboards, impressive triple aspect reception room with access to private balcony and dining area, separate fitted kitchen with wood work tops and integrated appliances, master bedroom with fitted wardrobes and en-suite shower room, guest bedroom two and family bathroom. The apartment has the benefit of a secure allocated parking space and is considered ideal for convenient access to local underground stations, parks and local shopping.

- Codrington Court SE16
- Triple Aspect Apartment
- Two Bathrooms
- Secure Allocated Parking
- Riverside Development
- 765 Sq Ft
- Two Double Bedrooms
- Private Balcony
- High Specification Interior
- Chain Free



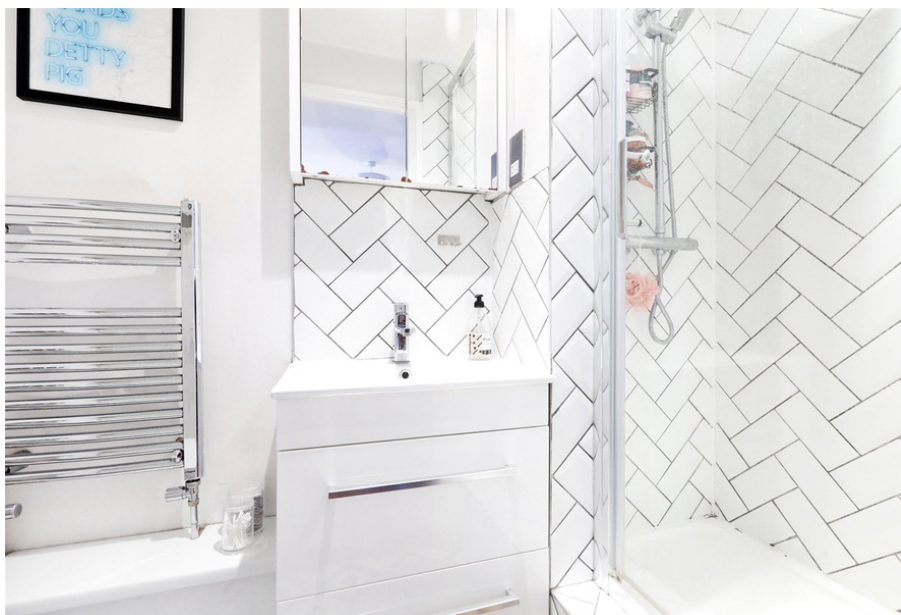
Approx Gross Internal Area 765 Sq Ft - 71.07 Sq M

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 