

hastings
INTERNATIONAL



Canada Wharf

£700,000

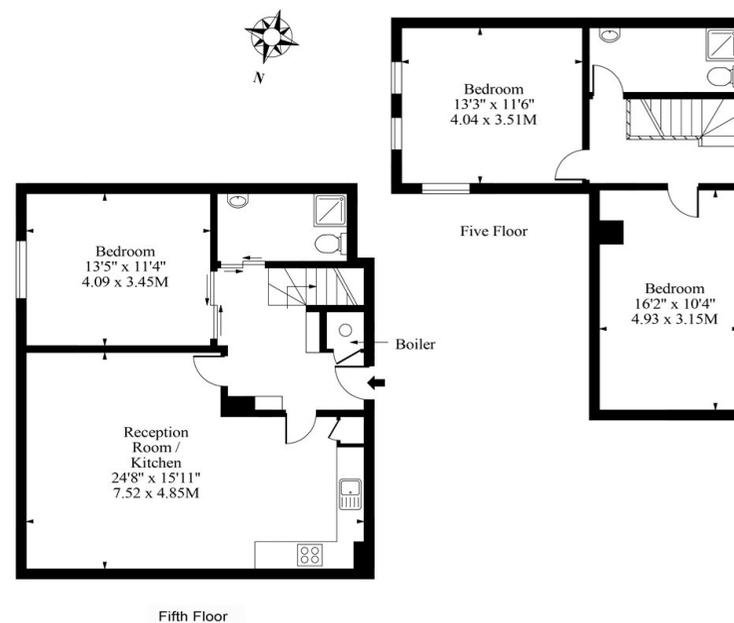
Canada Wharf, London, 255 Rotherhithe Street SE16 5ES

Guide Price £700,000-£725,000 A rare opportunity to purchase a unique split level warehouse apartment with fabulous direct river views and a wealth of original features. This three bedroom, two bathroom 1,134 sq ft apartment benefits from secure allocated parking, concierge facilities and access to communal rooftop terrace providing stunning river/Canary Wharf views.

Occupying part of the fifth and sixth floors, this stunning duplex apartment comprises entrance hall, impressive double height reception room with fabulous direct river views towards Canary Wharf, exposed brickwork, feature ecclesiastical window, wood flooring and dining area, open plan fitted kitchen with work tops and integrated appliances, master bedroom with exposed brickwork and river views, shower room, stairs lead up to upper floor, bedroom two with river views, mezzanine room which offers flexible accommodation and can be used as a bedroom or study and shower room. The apartment has the benefit of a wealth of original features and character and comes with secure allocated parking, concierge facilities and access to impressive rooftop terrace.

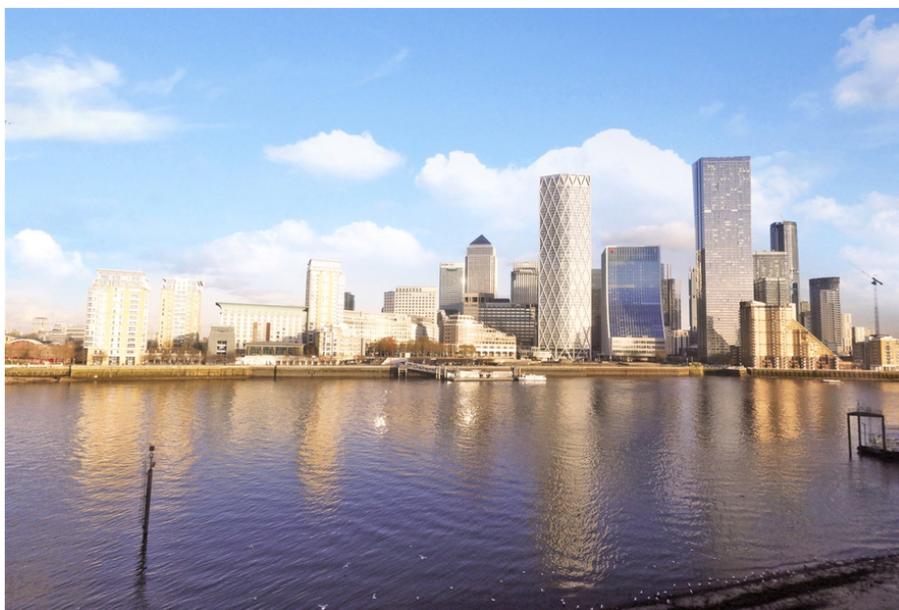
- Canada Wharf SE16
- Direct River And Canary Wharf Views
- Three Bedrooms
- Original Features
- Secure Allocated Parking
- 1,134 Sq Ft
- Duplex Warehouse Apartment
- Two Bathrooms
- Concierge Facilities
- Communal Rooftop Terrace

Canada Wharf, Rotherhithe Street, London, SE16



Approx Gross Internal Area 1134 Sq Ft - 105.35 Sq M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy. However all measurements are approximate. The floor plan is illustrative purposes only and is not to scale





| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 83 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |