



375 Rotherhithe Street, London, SE16 5LJ

Oppida are pleased to offer for sales this contemporary three year old two bedroom two bathroom third floor apartment.

The development offers six two bedroom apartments surrounded by serene landscaped garden, short walk from Canada Water and located on the ever sought after Rotherhithe Street, SE16.

This apartment boast modern and contemporary living and has a very bright and airy feel via its floor to ceiling double glazed windows, there are only two apartment on each floor giving dual aspect views. Careful attention given to details in this luxury apartments.

£549,950

L Shape hallway

Via hardwood door, touch screen video entry phone system, wood flooring.

Lounge/kitchen

28'5" x 12'2" (8.66 x 3.71)

Floor to ceiling double glazed windows to front, horizontal gas radiators, wood flooring

Kitchen Area

Floor to ceiling double glazed windows to rear, door to private balcony, inset stainless steel sink unit with mixer tap, granite work surface, breakfast bar, gas hobs with larder type oven and micro wave, integrated dishwasher, washing machine and fridge/freezer, a range of modern slow closing wall and base unit, wood flooring.

Bedroom one

11'2" x 10'2" (3.40 x 3.10)

Floor to ceiling double glazed windows to front, horizontal gas radiator, door to en-suite, wood floor,

En-suite

Modern wall mounted wash hand basin, low level W/C, shower cubical, tiled flooring.

Bedroom two

13'6" x 8'5" (4.11 x 2.57)

Double glazed windows to rear, horizontal gas radiator, wood flooring.

Bathroom

Double glazed windows to rear, modern wall mounted wash hand basin, low level W/C, panelled bath with shower fitment's above. Tiled flooring.



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