

Rope Street, Rotherhithe, SE16

Asking Price: £825,000

Benham & Reeves

Rope Street, Rotherhithe, SE16

3 Bedroom (s) 2 Bathroom (s) Share of Freehold

This spacious four bedroom townhouse extends to approximately 1,366 square feet and is arranged over four floors, offering well-balanced accommodation throughout.

The first floor features a bright and expansive open-plan reception room and kitchen measuring over 25 ft in length, creating an ideal space for both entertaining and everyday living. The kitchen is fitted with integrated appliances and ample storage.

The second floor comprises two generous double bedrooms together with a family bathroom and additional storage. The third floor features a versatile room with direct access to a private south-west-facing balcony overlooking Greenland Dock. Currently arranged as a home office and additional reception space, this flexible area could also serve as a spacious fourth bedroom, guest suite, or studio, depending on individual requirements.

The ground floor comprises a study, with the potential to extend into part or all of the integral garage (subject to the necessary consents), creating a larger and more versatile space.

Further benefits include a guest cloakroom, an integral garage and excellent storage throughout.

Rope Street enjoys a sought-after waterside location overlooking Greenland Dock. The cafés, bars and restaurants of Canary Wharf are easily accessible via the river pier located nearby. Excellent transport connections are available from Canada Water (Jubilee Line and London Overground) and Surrey Quays (London Overground), providing convenient access across London.







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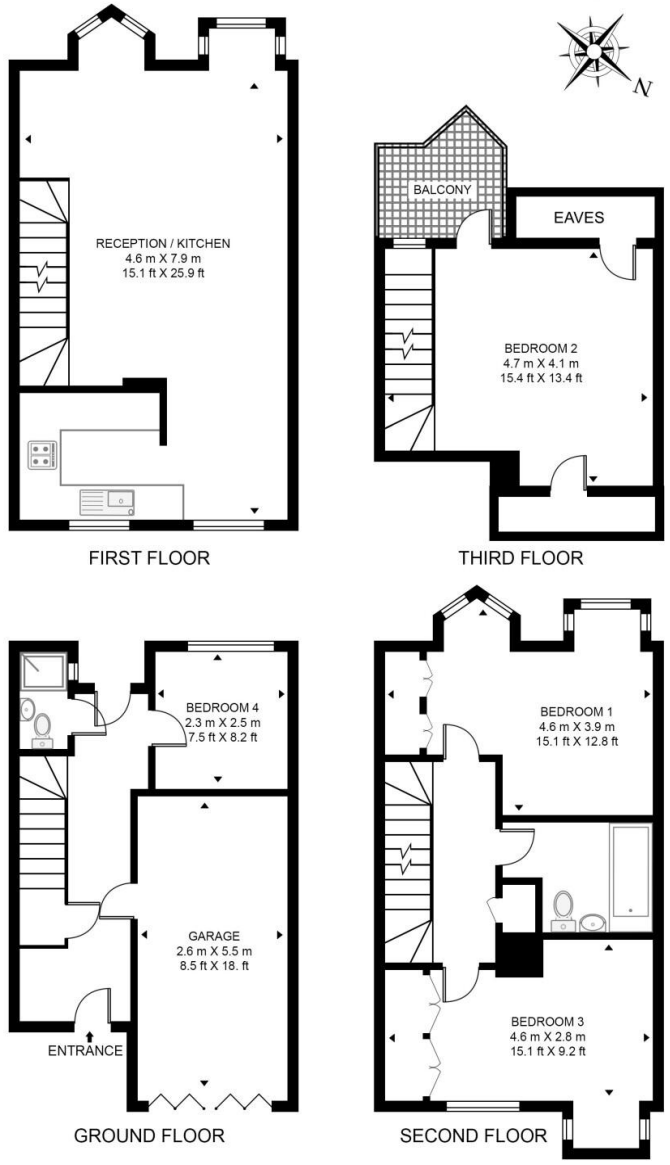
Property Features:

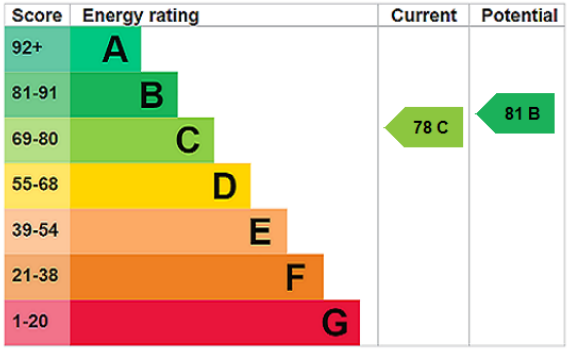
- Town House
- Share of freehold
- Three Bedrooms
- Study
- Two Bathrooms
- Private South-West Facing Balcony
- Integrated Garage
- Ample Storage
- Surrey Quays Station (0.3 miles)
- Canada Water Station (0.5 miles)
- Rotherhithe Station (0.8 miles)

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ROPE STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA 1366 SQ.FT (126.9 SQ.M)





This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£825,000
Tenure:	Share of Freehold Expires 24/03/2987 Approximately 960 Years Remaining
Ground Rent:	Peppercorn
Service Charge:	£1,874.96 (per annum) for the year 2026
Anticipated Rent:	£4,500.00 pcm Approx. 6.5% Yield

Viewings:

All viewings are by appointment only through our Surrey Quays Office.

Our reference: KEN260114

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