



Pageant Steps, Rotherhithe Street SE16

A light and airy fourth-floor apartment with a south facing balcony located by the banks of the River Thames. Superbly maintained and benefitting from 761sqft of interior space, two bathrooms, separate kitchen, huge triple-aspect reception, secure parking space and a share of the freehold.

- Two double bedrooms
- Two bathrooms
- 761 sqft / 70.6 sqm
- Many recent improvements
- South-facing balcony
- Secure covered parking
- 4th floor with lift access
- EPC rating: B

£530,000

Urban Patchwork



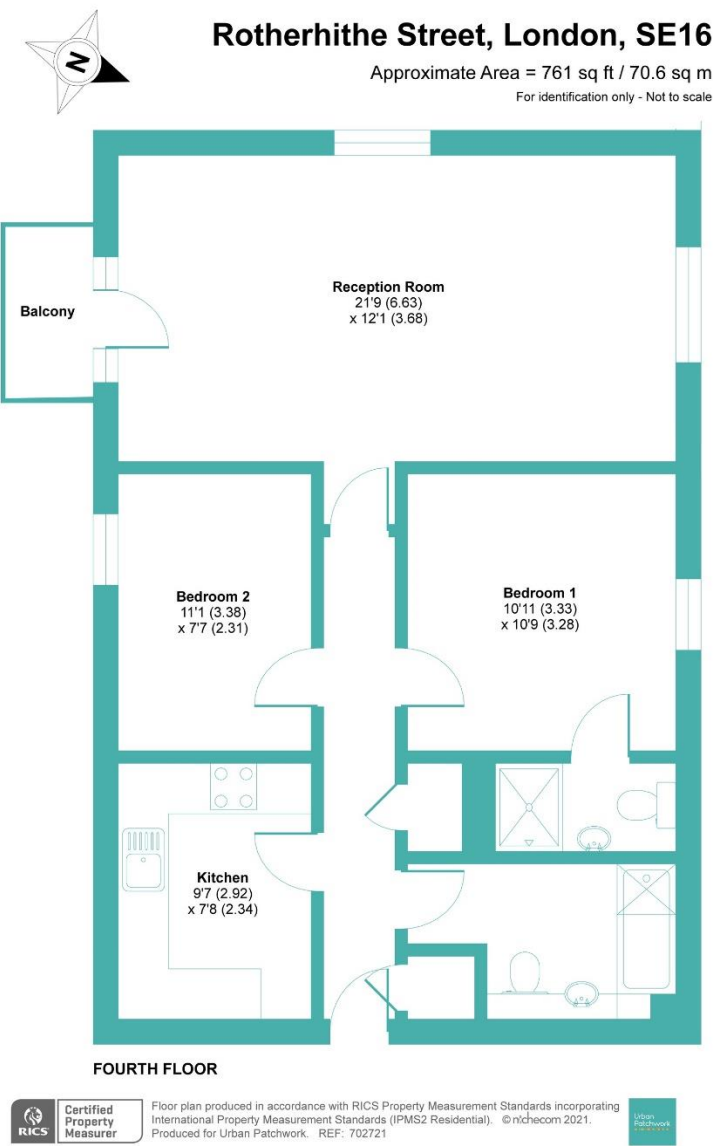
Unit B, Ensign House, Rope Street, London, SE16 7EX · 020 7043 2348 · www.urbanpatchwork.co.uk

This well-proportioned home has had many recent updates including a refitted kitchen, engineered oak flooring laid, a new en-suite shower room and new internal doors throughout. The two double bedrooms are on opposite sides of the central hallway, the master featuring a river view and an en-suite shower room. The focal point is the full-width reception which boasts access to the south-facing balcony, a recessed ceiling with spotlights, plenty of room to relax and dine as well partial views of both the city and river. The modern separate kitchen has a gas hob and space for a dishwasher. The hallway includes useful storage cupboards. Other excellent features include, central heating powered by a modern gas boiler, double glazing, tidy décor in neutral colours, lift access, a secure allocated parking space beneath the building and superfast broadband is available through Hyperoptic.

Pageant Steps is an attractive, well-maintained and peaceful development which was built by Barratts around 1994. A new lift has just been installed and the communal internal areas as well as the exterior are soon to be redecorated.

The pier at the nearby Doubletree Hotel has a regular ferry connection to Canary Wharf, while Canada Water station is within easy walking distance. Bus routes 381 and C10 provide access to Canada Water, London Bridge and Victoria. The Thames Path is easily accessible on the river side of the development and there is also plenty of green space locally with Stave Hill Ecological Park, Lavender Pond and Russia Dock Woodland all close by. The Welcoming Blacksmiths Arms is just a few steps away.

The service charge including reserve is £4,429.46 per annum (including reserve fund contribution of £1,880.02), ground rent is £50 per annum and the underlying lease has 98 full years (with plans in progress to extend the lease length).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	81
(69-80) C		
(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		