



Canada Water Sales, Unit 2 Montreal House Surrey Quays Road, London SE16 7AQ
T 020 7101 0236 E canadawatersales@ludlowthompson.com W www.ludlowthompson.com

REDRIFF ROAD ROTHERHITHE/CANADA WATER



£900,000 FOR SALE

REF: 1667062

4 Bed, Detached House, Private Garden, Off Street Parking

Development Potential - Parking for Multiple Cars - Freehold - Detached House - Excellent Transport Links - Private Garden

Located circa 10 mins walk from Canada Water Station lies this four bedroom detached house. Requiring a full refurbishment this home would be an ideal refurb project for both rental investors, families or even first time buyers looking to put their own stamp on things. Internally the property comprises a spacious reception room, separate kitchen and diner, downstairs cloakroom, family bathroom and four double bedrooms. Benefits include: parking for several cars and a spacious rear garden. Du... [continued below](#)

Train/Tube - Canada Water, Surrey Quays, Rotherhithe, Heron Quays

Local Authority/Council Tax - Southwark

Tenure - Freehold

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Valuation

Exterior



Kitchen

Bedroom



Bedroom

Living Room



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Garden



Garden



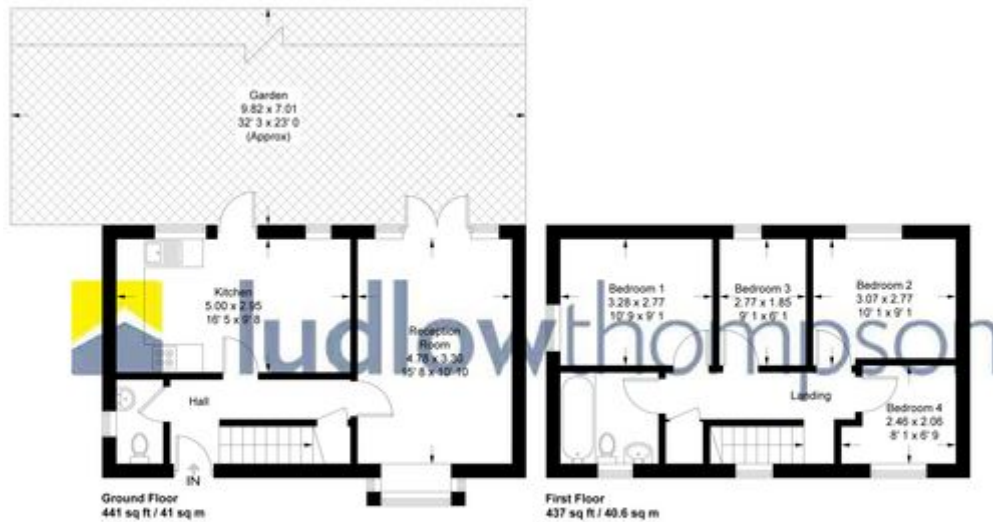
Bathroom



WC



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Redriff Road
Approximate Gross Internal Area = 878 sq ft / 81.6 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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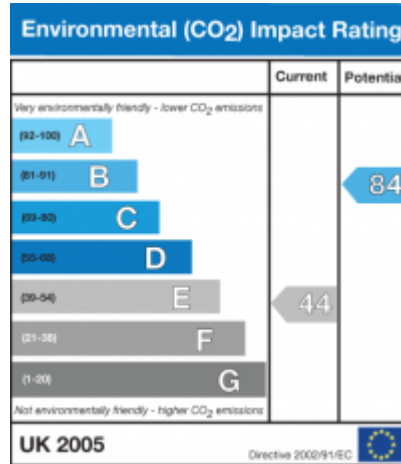
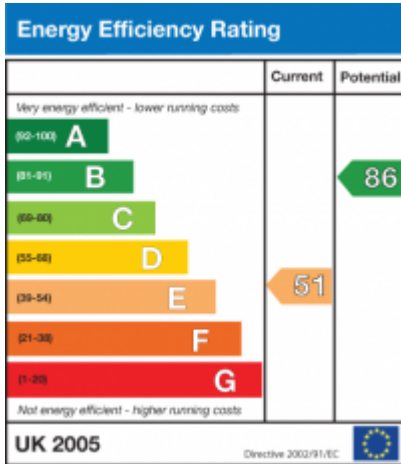
Located circa 10 mins walk from Canada Water Station lies this four bedroom detached house. Requiring a full refurbishment this home would be an ideal refurb project for both rental investors, families or even first time buyers looking to put their own stamp on things.

Internally the property comprises a spacious reception room, separate kitchen and diner, downstairs cloakroom, family bathroom and four double bedrooms.

Benefits include: parking for several cars and a spacious rear garden. Due to the property being detached there is huge scope for adding additional living space subject to the usual consents. Redriff Road benefits from fantastic transport links ranging from Canada water Jubilee line, Surrey Quays (Overground) station and the ever popular River Taxi, Thames Clipper Service. Local amenities are found in abundance from Surrey Quays Shopping centre and array of other bars and restaurants.



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CALL 020 7101 0236

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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Canada Water Sales Office quoting 1667062

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.