



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

ROPE STREET ROTHERHITHE/CANADA WATER



SOLD

REF: 1965588

4 Bed, Purpose Built Apartment, Private Balcony, 1 Allocated Parking Space

Duplex - New Kitchen with Granite Worktops - Vaulted Ceilings in Bedrooms - Penthouse Apartment - Double Aspect - Waterside Views

Highly Sought After 4 Bedroom Penthouse Duplex (over 1500 sqft) with lift access in the unique Swedish Quays Development. This property, situated on the third and fourth floors, is a very unique space on the corner of the development, benefiting from windows facing North, South and West, providing a fantastic view of Greenland Dock and loads of light all day long. The area is mostly residential, with loads of essential amenities within minutes walk. Being a short walk from Surrey Quays statio... [continued below](#)

Train/Tube - Canada Water, Surrey Quays, Rotherhithe, Masthouse Terrace Pier

Local Authority/Council Tax - Southwark

Tenure - Share of Freehold

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ROPE STREET ROTHERHITHE/CANADA WATER



Reception



Bedroom 3



Exterior



Kitchen



Views



Bedroom 4



ROPE STREET ROTHERHITHE/CANADA WATER



Bedroom 2



Bedroom 2



Bedroom 1



Bathroom



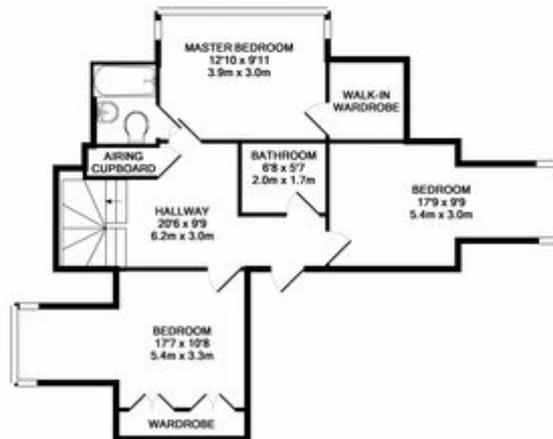
Reception



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3RD FLOOR
APPROX. FLOOR
AREA 968 SQ.FT.
(89.6 SQ.M.)



4TH FLOOR
APPROX. FLOOR
AREA 731 SQ.FT.
(68.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1699 SQ.FT. (154.1 SQ.M.)
While every attempt has been made to ensure the accuracy of the floor plan compared here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 02017

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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The area is mostly residential, with loads of essential amenities within minutes walk. Being a short walk from Surrey Quays station, Surrey Quays shopping centre and entertainment park, and various other activities nearby. We encourage potential viewers to take some time to explore the area.

The enormous and open living room/dining room dominates the front downstairs area, with the first bedroom currently used as an office, and a large, newly fitted kitchen also on the third floor. The kitchen is done to a top standard with granite worktops and bespoke fitting. There is also a WC for guests.

Upstairs are three more bedrooms, two benefitting from incredible vaulted ceilings and arched, bay windows. The master bedroom has a fully fitted En Suite and there is also a full family bathroom.

This is one of the best penthouse apartments available in the development and is sure to attract a lot of interest. It must be seen in person to be appreciated, so make sure to call to book a viewing and we'd be happy to help.

Tenure Details

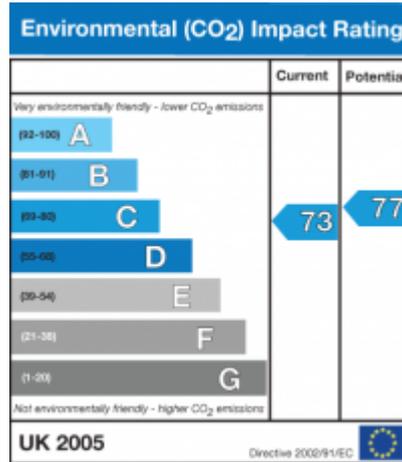
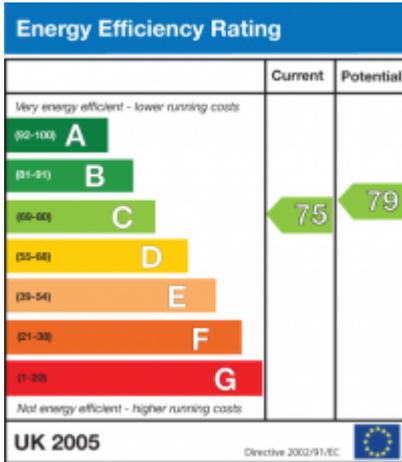
Tenure - Share of Freehold

Lease Length - 969 years

Service Charges - £5436 per year

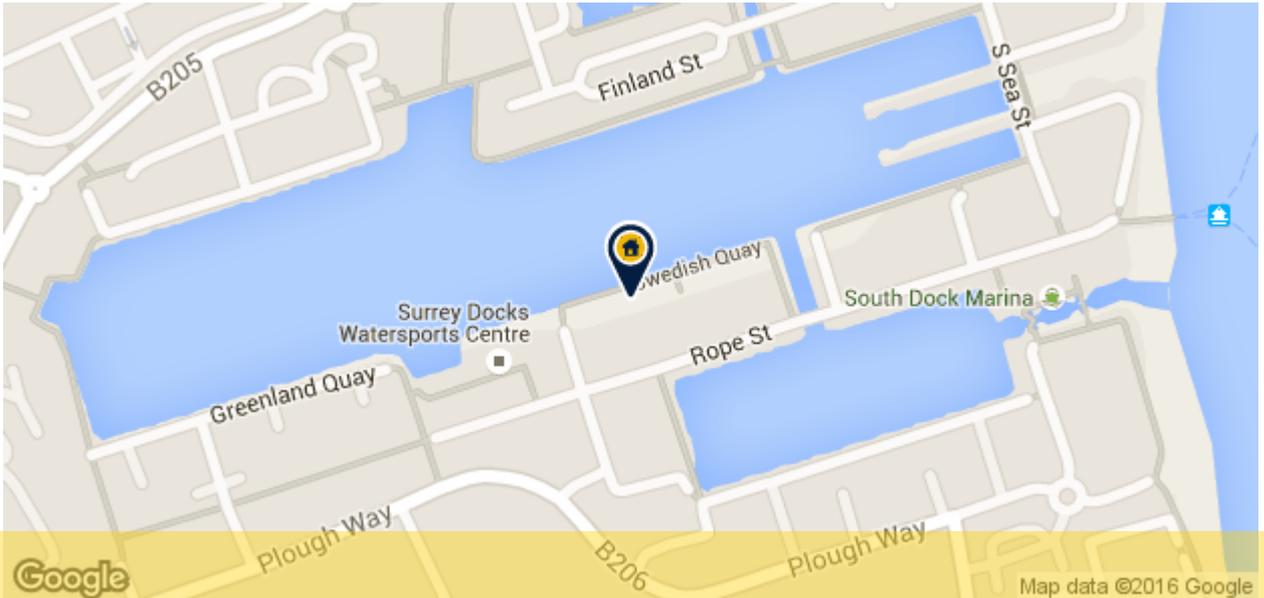


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CALL 020 7101 0236

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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 1965588

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.