



Tooting Sales, 62 Tooting High Street, London SW17 0RN
T 020 8772 7200 E tootsales@ludlowthompson.com W www.ludlowthompson.com

EDWARD SQUARE ROTHERHITHE/CANADA WATER



SOLD

REF: 2293360

2 Bed, Purpose Built Apartment, 1 Garage Parking Space

Garage - Riverside Location - Excellent Transport Links - Two Double Bedrooms - En-suite to Large Master Bedroom - Spacious Reception Room

Set on the ground floor of this Mock Georgian gated development is this generously sized and well proportioned apartment. Being located on Rotherhithe Street this popular riverside location offers excellent transport links with nearby Riverboat services to Canary Wharf (Jubilee Line and Overground Services, Zone 2) as well as local bus services including the C10 to the City. The property offers a recently renovated integrated kitchen, bright and spacious reception with sash windows, modern fami... [continued below](#)

Train/Tube - Limehouse, Westferry, Canada Water, Heron Quays

Local Authority/Council Tax - Southwark

Tenure - Leasehold

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Reception Room



Kitchen



Thames Path



Exterior



Master Bedroom



Master Bedroom (Alt.)



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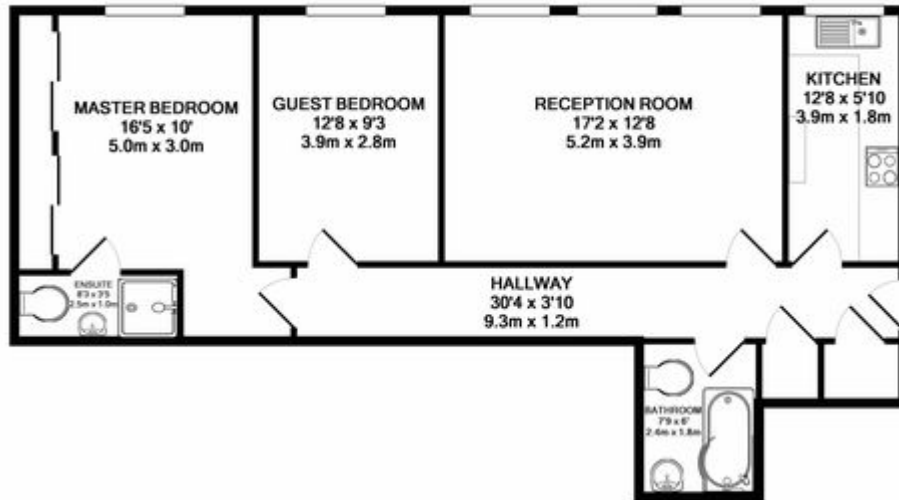
Family Bathroom



Guest Bedroom



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TOTAL APPROX. FLOOR AREA 796 SQ.FT. (73.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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.
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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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TOTAL APPROX. FLOOR AREA 796 SQ.FT. (73.9 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2018

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Reception Room

Kitchen

Thames Path

Exterior

Master Bedroom

Master Bedroom (Alt.)

Family Bathroom

Guest Bedroom

Tenure Details

Tenure - Leasehold

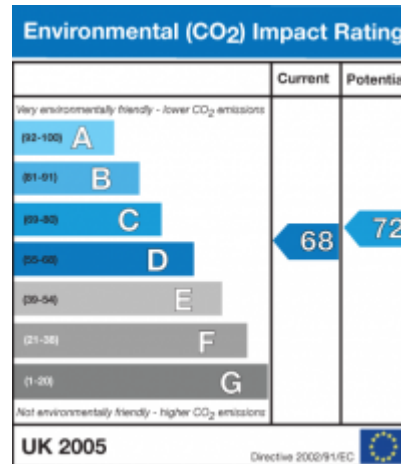
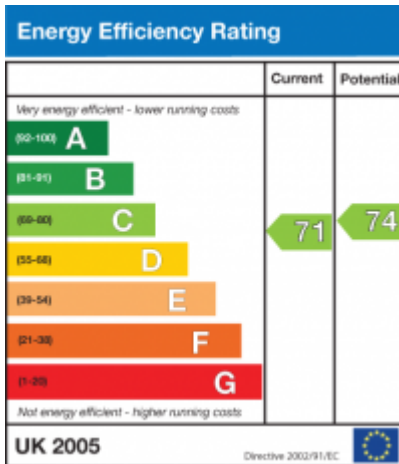
Lease Expires - 94 years

Ground Rent - £763.13 per year

Service Charges - £2121 per year



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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 Tooting Sales Office quoting 2293360

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.