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KING EDWARD THE THIRD MEWS SURREY QUAYS



SOLD

REF: 2617552

3 Bed, Purpose Built House, Private Garden

Perfect First Home - Freehold Property - Beside the Thames - Chain Free - Three Bedrooms - Two Bathrooms - Off Street Private Parking

SOLD SUBJECT TO CONTRACT Situated moments away from The Thames, Bermondsey Station & Southwark park lies this much larger than after three bedroom, two bathroom end of terrace house. This warm and inviting home would be a perfect first purchase or a great step up on the property ladder for any current flat owners. On the ground floor you'll find an extremely generously sized reception room, that leads you though to a modern handleless kitchen complete with handle-less integrated appliances &... **continued below**

Train/Tube - Bermondsey, Rotherhithe, Wapping, Surrey Quays

Local Authority/Council Tax - Southwark

Tenure - Freehold

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Front View



Front of the property



Reception Room



Reception Area



Kitchen



Kitchen



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Bathroom



WC



Bedroom



Bedroom



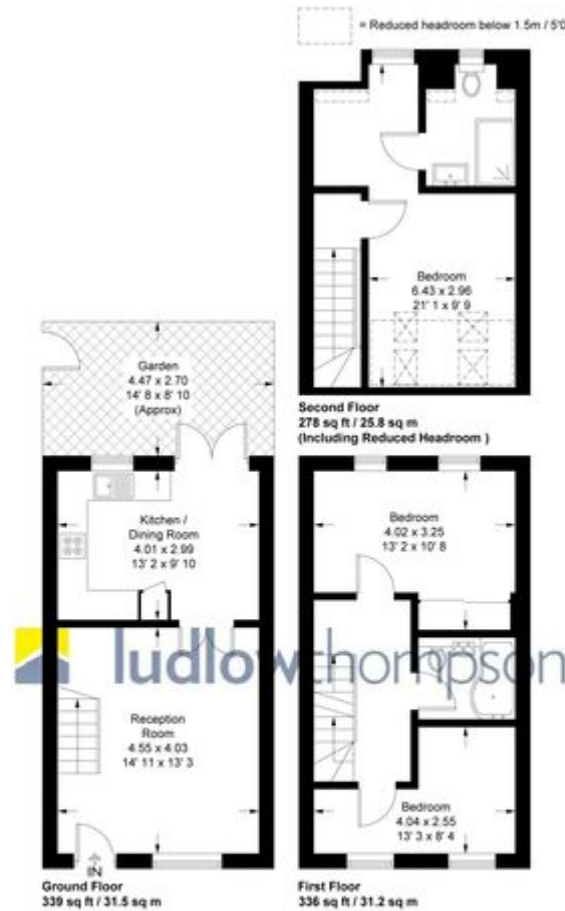
Backyard



Views



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King Edward The Third Mews

Approximate Gross Internal Area = 909 sq ft / 84.4 sq m

(Excluding Reduced Headroom)

Reduced Headroom = 44 sq ft / 4.1 sq m

Total = 953 sq ft / 88.5 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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This warm and inviting home would be a perfect first purchase or a great step up on the property ladder for any current flat owners.

On the ground floor you'll find an extremely generously sized reception room, that leads you though to a modern handleless kitchen complete with handle-less integrated appliances & wooden worktop. Off the kitchen, accessed through double doors is where you'll find a quiet and secluded south facing private garden, a real sun trap!

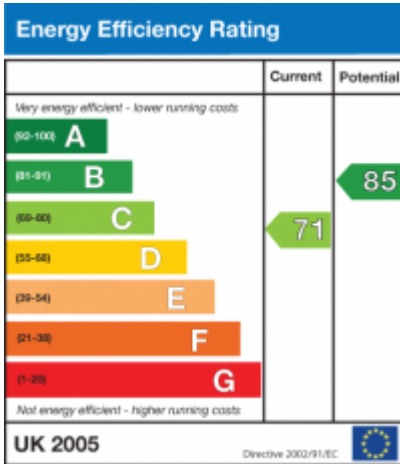
On the first floor you'll find two genuine double bedrooms and a main family bathroom, complete with P shaped bath. The real party piece of this wonderful home is the top floor which houses a huge master bedroom, complete with en-suite bathroom. The pitched roof holds two extremely large Velux balcony windows that not only flood the room with plenty of natural light but open up to give fantastic views of the Thames & the green space located directly in front of the property which used to hold the Moated Manor House that once belonged to King Edward the Third.

Further benefits include private off street parking to the rear of the property, fantastic transport links offered out of Bermondsey Station (Jubilee Line) that will take you into Canary Wharf in a matter of minutes & an array of local bars, pubs and restaurants, namely the famous Angel Pub located a short stroll away.

Sure to be a popular home, please call a member of our sales team to book your viewing.

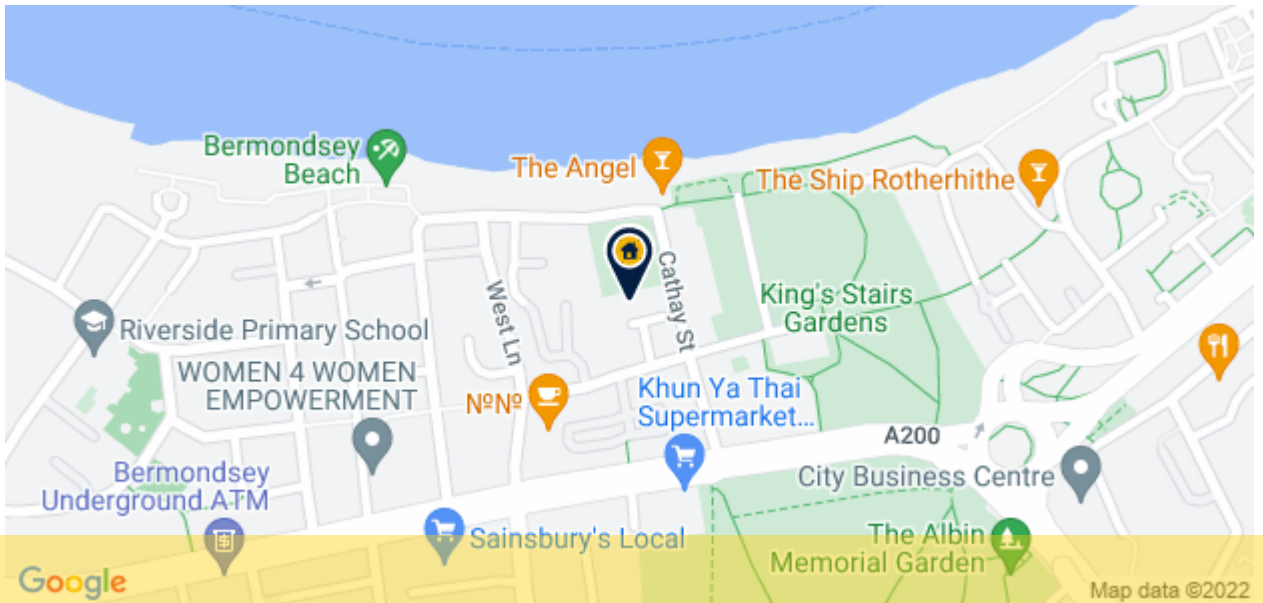


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When you want to view a property through us it helps to bear in mind the following:

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 2617552

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.