



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

ROTHERHITHE STREET ROTHERHITHE/CANADA WATER



OIEO **£535,000** FOR SALE

REF: 2617744

2 Bed, Purpose Built Apartment, Private Balcony, 1 Underground Parking Space

Newly Purchased Freehold - Stunning Views - Chain Free - EWS1 Compliant - Two Balconies - Tennis Court

A TRULY UNBEATABLE PROPERTY- FANTASTIC SCENIC VIEWS FROM ITS PRIVATE BALCONIES, IN AN EXCELLENT LOCATION AND EWS1 COMPLIANT! Perched on the banks of the Thames lies this fantastic two bedroom, two bathroom beautiful apartment. Boasting fantastic views from its private balconies, one over the River Thames, the other over the City itself, there aren't many properties with such scenic views. This beautiful property has clearly been lovingly looked after and comprises of two very good sized doubl...

continued below

Train/Tube - Canada Water, Heron Quays, Westferry, South Quay

Local Authority/Council Tax - Southwark

Tenure - Share of Freehold

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Kitchen



Reception



Balcony Views



Balcony Views



Master Bedroom



Master and Balcony



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Bedroom Balcony Views



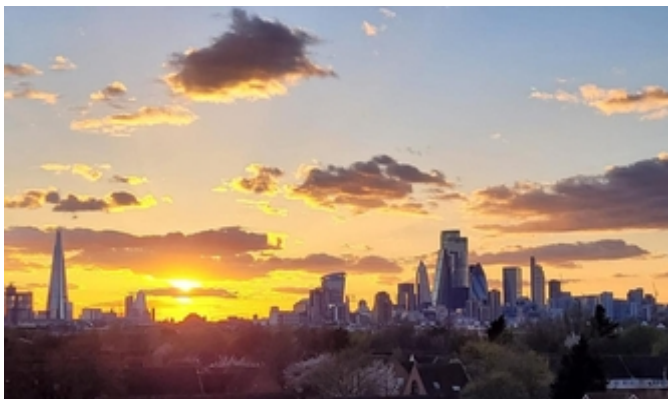
Second Bedroom



Bathroom



Tennis Court



Stunning Views



Stunning Views



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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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A TRULY UNBEATABLE PROPERTY- FANTASTIC SCENIC VIEWS FROM ITS PRIVATE BALCONIES, IN AN EXCELLENT LOCATION AND EWS1 COMPLIANT!

Perched on the banks of the Thames lies this fantastic two bedroom, two bathroom beautiful apartment.

Boasting fantastic views from its private balconies, one over the River Thames, the other over the City itself, there aren't many properties with such scenic views. This beautiful property has clearly been lovingly looked after and comprises of two very good sized double bedrooms, two balconies, one large family bathroom with shower above the bath and a fantastic open plan kitchen / living / dining area with floor to ceiling windows that flood the whole property with natural light and frame the gorgeous view of the river.

Within the Kitchen / Reception there are also double doors that open fully to provide a seamless transition from the reception area to balcony number one with incredible views over the river. This balcony is large enough for both a table & chairs that would be a perfect place to have your breakfast on a Sunday morning. Further benefits include plenty of storage options in both the bedrooms, with the master bedroom leading onto your second private balcony benefiting from incredible views over the City of London and the Shard. A perfect place to watch the fireworks on New Year's Eve.

Excellent located, with Canada Water Tube Station a short walk away, this property would be perfect for someone needing to commute into the city, or pop over the river on the Thames Clipper service taking you into Canary Wharf in a matter of minutes. This wonderful riverside property is also near good and outstanding Ofsted rated schools

Sure to be a popular one, please don't hesitate to call a member of our sales team on 0207 101 0236 to book your must see viewing.

Tenure Details

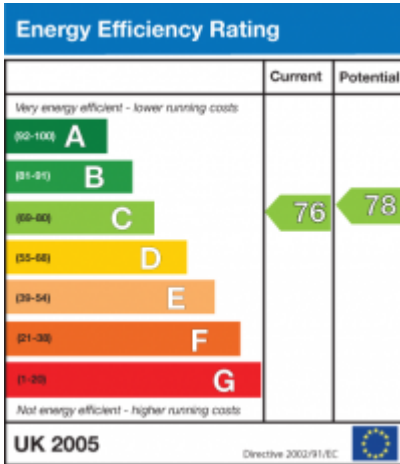
Tenure - Share of Freehold

Lease Length - years

Service Charges - £539.56 per quarter

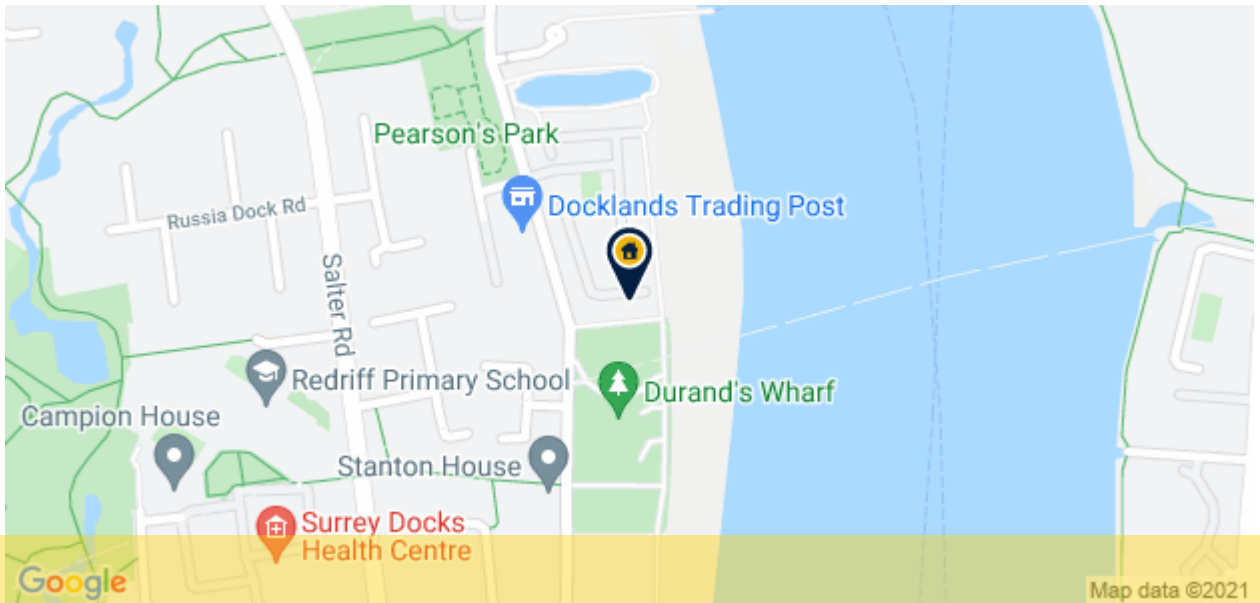


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CALL 020 7101 0236

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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 2617744

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.