



Canada Water Sales, Unit 2 Montreal House Surrey Quays Road, London SE16 7AQ
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FINLAND STREET ROTHERHITHE/CANADA WATER



SOLD

REF: 2671720

1 Bed, Complex Apartment

Two Private Terrace's - Low Service Charge - Excellently Presented - Larger Than Average - Private Secure Parking

This property really would be a first time buyers dream. Set over 667 sqft is this exceptionally presented one bedroom apartment excellently located between Norway dock and Greenland dock and a short walk away from Canada Water tube station. Briefly comprising of, generous double bedroom, large bathroom complete with storage cupboard and a shower above the bath, excellent sized semi open plan kitchen / dining / living area and two large private terraces. Having been lovingly refurbished a sho... **continued below**

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

Local Authority/Council Tax - Southwark

Tenure - Leasehold

ludlowthompson



FINLAND STREET ROTHERHITHE/CANADA WATER



Living Room



Kitchen



Fireplace



Living Room



Kitchen



Dining Area



FINLAND STREET ROTHERHITHE/CANADA WATER



Living Room



Terrace



Terrace 2



Bedroom



Bedroom



Bathroom



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FINLAND STREET ROTHERHITHE/CANADA WATER



Exterior



FINLAND STREET ROTHERHITHE/CANADA WATER



Finland Street

Approximate Gross Internal Area = 667 sq ft / 62 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

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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Having been lovingly refurbished a short while ago, this really would be a hassle free purchase for many years to come. The kitchen, complete with integrated appliances & marble worktop is in excellent condition. Off the kitchen you'll find a large dining area suitable for up to eight people and huge sliding doors that open out onto your first of two private terraces. The other terrace is conveniently located on the other side of the reception room, meaning your entertaining space really is super light and bright.

Further benefits include a private, sheltered and secure parking space, low service charge and a long lease. There is also the possibility to turn this property into a two bedroom flat subject to the usual consents. This property is clearly is a cut above the rest and sure to be a popular one so please do call a member of our sales team to book your viewing.

Tenure Details

Tenure - Leasehold

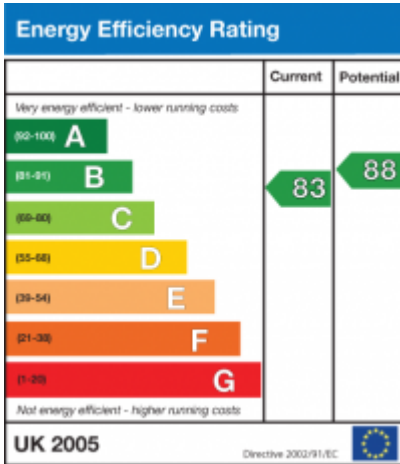
Lease Length - 94 years

Ground Rent - £618 per year

Service Charges - £1558 per year

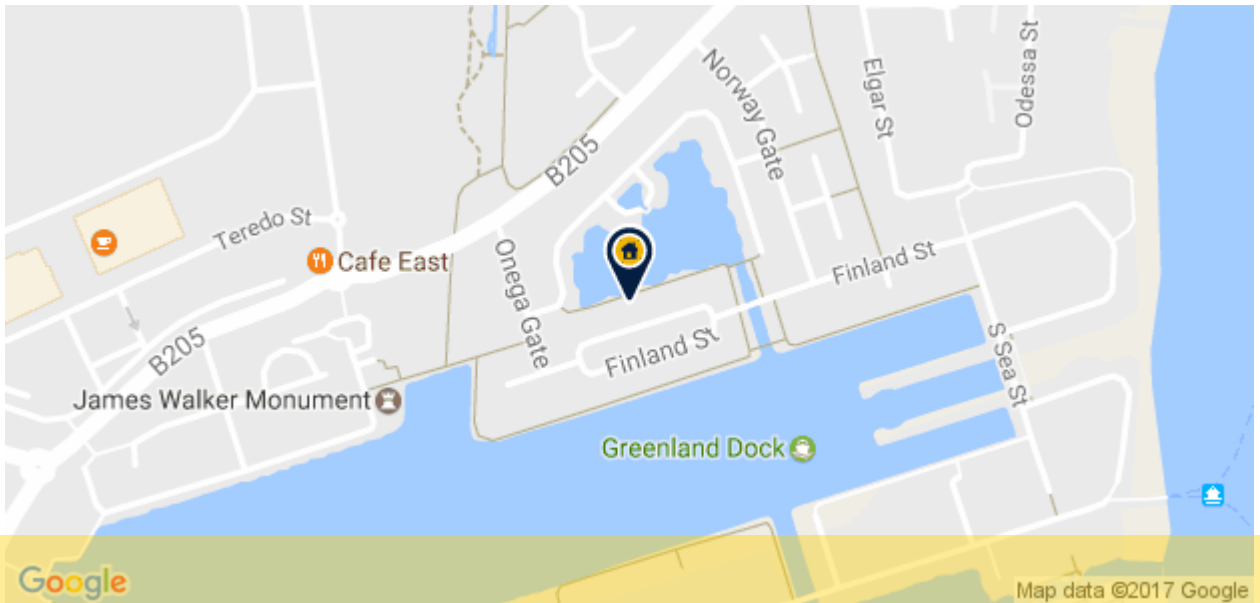


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When you want to view a property through us it helps to bear in mind the following:

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 Canada Water Sales Office quoting 2671720

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.