



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



**SOLD**

**REF: 2676860**

### **2 Bed, Waterside Apartment, Private Balcony, 1 Allocated Parking Space**

Two Double Bedrooms - Lift Access - Fantastic Entertaining Space - Excellently Presented - Two Private Balconies - Modern Throughout

A TRULY UNBEATABLE PROPERTY- FANTASTIC SCENIC VIEWS FROM ITS PRIVATE BALCONY, STUNNING FINISH AND AN EXCELLENT LOCATION! Views Galore! Perched on the banks of the Thames lies this fantastic two bedroom, two bathroom modern apartment that's offered to the market chain free. The property also has the EWS1 certificate in place. Boasting fantastic views from its private balconies, one over Canary Wharf, the other over the City itself, there aren't many properties with such scenic views. This beau...  
*continued below*

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

**Local Authority/Council Tax** - Southwark

**Tenure** - Leasehold

**ludlow**thompson



# ROTHERHITHE STREET ROTHERHITHE/CANADA WATER



Kitchen



Family Bathroom



Living Room

**Interested in this property but need to  
SELL or LET your current home?**

**Call us today on 020 7480 0150 for a  
complimentary valuation.**

**ludlowthompson**  
Keeping London moving since 1993

Sell / Let



Reception

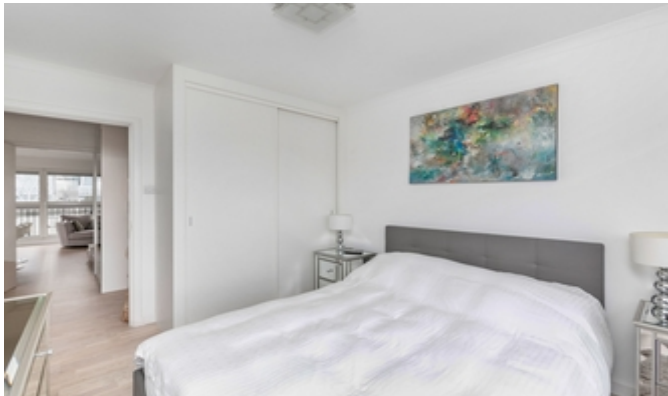


Reception



Canada Water Sales, Unit 2 Montreal House Surrey Quays Road, London SE16 7AQ  
T 020 7101 0236 E [canadawatersales@ludlowthompson.com](mailto:canadawatersales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

# ROTHERHITHE STREET ROTHERHITHE/CANADA WATER



Bedroom 1



Bedroom 1



Bedroom 2



2nd Bathroom



Hallway



View Over The City





Canada Water Sales, Unit 2 Montreal House Surrey Quays Road, London SE16 7AQ  
T 020 7101 0236 E [canadawatersales@ludlowthompson.com](mailto:canadawatersales@ludlowthompson.com) W [www.ludlowthompson.com](http://www.ludlowthompson.com)

# ROTHERHITHE STREET ROTHERHITHE/CANADA WATER



View from Balcony



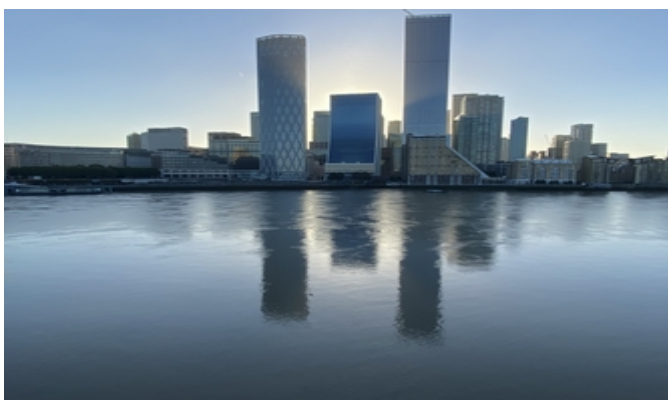
Exterior



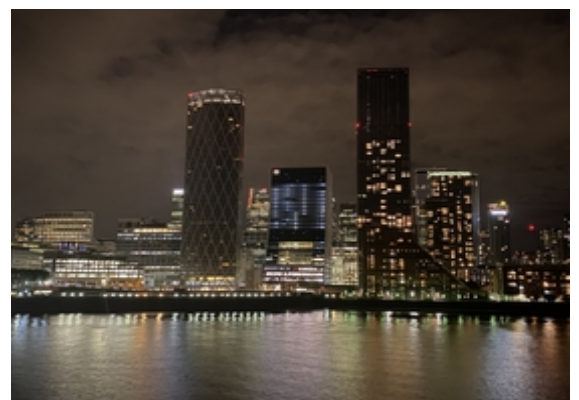
Tennis Court



Tennis Court



View



View



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

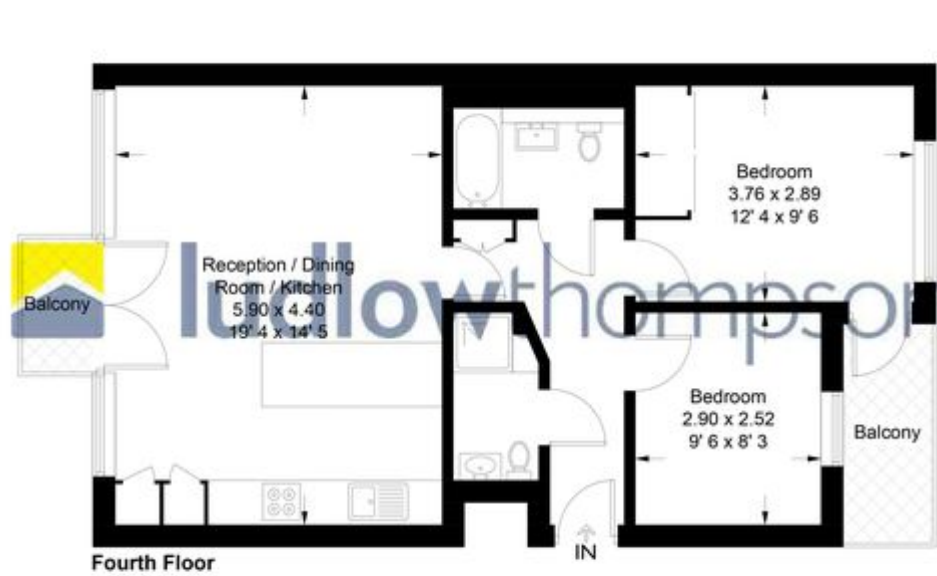
# ROTHERHITHE STREET ROTHERHITHE/CANADA WATER



View



# ROTHERHITHE STREET ROTHERHITHE/CANADA WATER



**Mermaid Court**  
Approximate Gross Internal Area = 659 sq ft / 61.2 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.



# ROTHERHITHE STREET ROTHERHITHE/CANADA WATER



A TRULY UNBEATABLE PROPERTY- FANTASTIC SCENIC VIEWS FROM ITS PRIVATE BALCONY, STUNNING FINISH AND AN EXCELLENT LOCATION!

Views Galore! Perched on the banks of the Thames lies this fantastic two bedroom, two bathroom modern apartment that's offered to the market chain free. The property also has the EWS1 certificate in place.

Boasting fantastic views from its private balconies, one over Canary Wharf, the other over the City itself, there aren't many properties with such scenic views. This beautiful property has clearly been lovingly refurbished to an extremely high specification throughout and comprises of two very good sized double bedrooms, two balconies, one large family bathroom with shower above the bath and one large WC with a walk in shower, and a fantastic open plan kitchen / living / dining area with floor to ceiling windows that flood the whole property with natural light.

Within the Kitchen / Reception area you'll find a modern, handleless kitchen complete with integrated appliances, granite breakfast bar and worktops with LED under-lighting, dishwasher, washing machine and a wine cooler. 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 - Leasehold

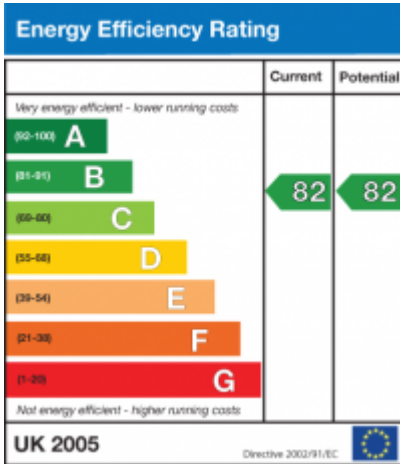
Lease Length - 91 years

Service Charges - £2350 per year

Ground Rent - £200 per year



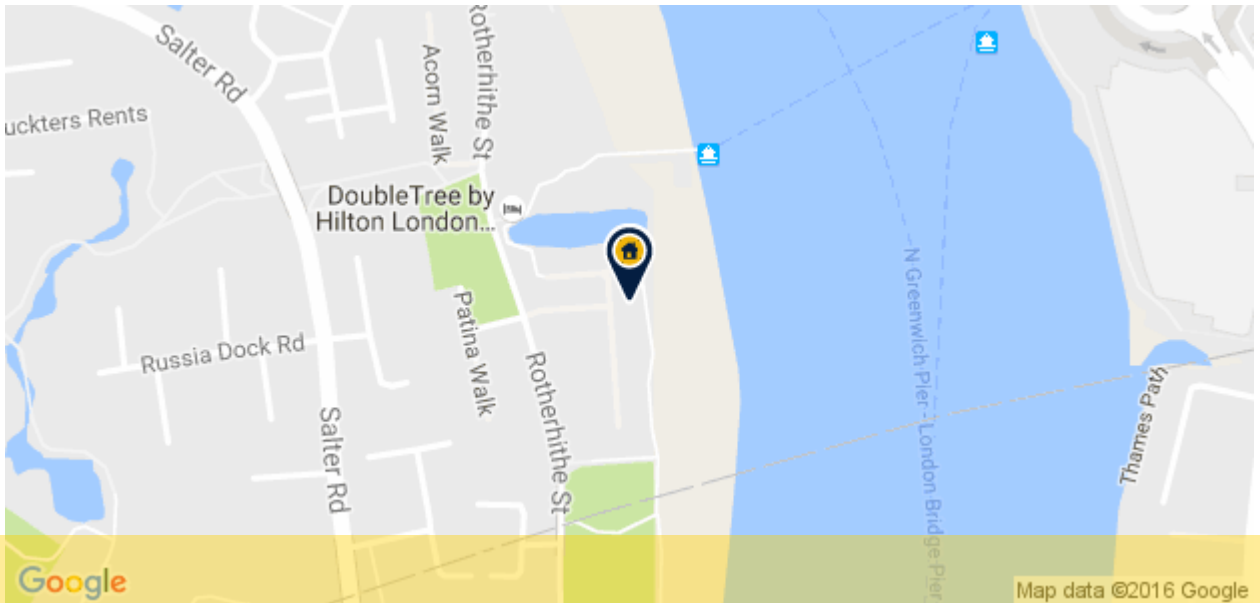
# ROTHERHITHE STREET ROTHERHITHE/CANADA WATER







## ROTHERHITHE STREET ROTHERHITHE/CANADA WATER



CALL 020 7101 0236

REF: 2676860

### 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 2676860

### 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.