



City / Docklands Sales, 3-5 Dock Street, London E1 8JN

T 020 7480 0170 E docksales@ludlowthompson.com W www.ludlowthompson.com

## DUNNAGE CRESCENT ROTHERHITHE/CANADA WATER



**SOLD**

**REF: 2678006**

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

**Chain Free - Master Bedroom, with En-Suite - Private Parking - Long Lease - Two Double Bedrooms - Secure Gated Development**

This fantastic, two bedroom, two bathroom property that's offered to the market chain free would be a perfect first time buy or Buy2Let Investment. Set on the top floor of this quiet and gated development, it really would be the perfect spot for someone looking for a relaxed way of living, whilst still being within close commuting distance of the City & Canary Wharf. Excellent transport links are offered out of Surrey Quays Overground Station & Canada Water Underground Station (Jubilee Line) ... **continued below**

**Train/Tube - Canada Water, Surrey Quays, Masthouse Terrace Pier, Mudchute**

**Local Authority/Council Tax - Southwark**

**Tenure - Leasehold**

**ludlowthompson**



# DUNNAGE CRESCENT ROTHERHITHE/CANADA WATER



Reception Room



Kitchen



Master Bathroom



Master Bedroom

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 (alt.)



# DUNNAGE CRESCENT ROTHERHITHE/CANADA WATER



Reception (alt.)



Kitchen (alt.)



Master Bedroom (alt.)



2nd Bedroom



En Suite Bathroom



External



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# DUNNAGE CRESCENT ROTHERHITHE/CANADA WATER



Parking Space



Main Gates



Dockland Path



Balcony



# DUNNAGE CRESCENT ROTHERHITHE/CANADA WATER



## Dunnage Crescent

Approximate Gross Internal Area = 761 sq ft / 70.7 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 and maintained by the current owners and complete with a long lease, this property would be a hassle free purchase for any prospective buyer.

Briefly comprising of, two double bedrooms, with an en-suite off the master, large living area with space for a dining table suitable for 6 chairs, and a private balcony with incredible views over Canary Wharf & the South Dock Marina. Further benefits include modern gloss white kitchen with integrated appliances & a Bosch Double Oven, sheltered private parking space right beside the entrance to the block and plenty of storage options throughout including access to the loft space above the flat.

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

Reception Room

Kitchen

Master Bathroom

Master Bedroom

Sell / Let

Reception (alt.)

Reception (alt.)

Kitchen (alt.)

Master Bedroom (alt.)

2nd Bedroom

En Suite Bathroom

External

Parking Space

Main Gates

Dockland Path

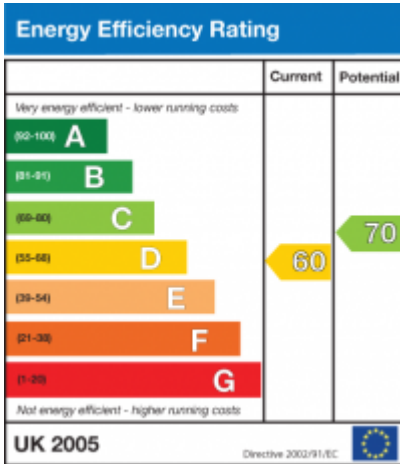
**ludlow**thompson

Tenure - Leasehold

Lease Length - 164 years



# DUNNAGE CRESCENT ROTHERHITHE/CANADA WATER

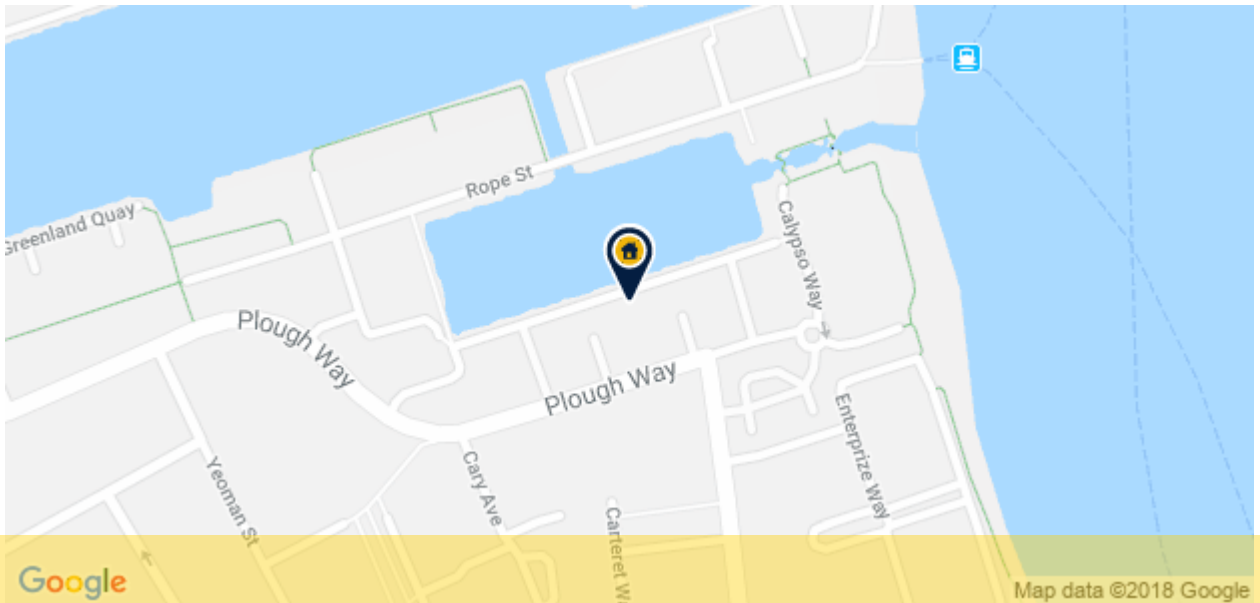




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## DUNNAGE CRESCENT ROTHERHITHE/CANADA WATER



CALL 020 7480 0170

REF: 2678006

### 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 City / Docklands Sales Office quoting 2678006

### 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.