



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

## QUEEN OF DENMARK COURT ROTHERHITHE/CANADA WATER



01EO **£600,000 FOR SALE**

REF: 2679288

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

Top Floor Apartment - Dual Aspect Reception Room - Roof Terrace - Underground Parking Space - Split Level - Two Bedrooms

JUST BESIDE THE BANKS OF THE THAMES, PLENTY OF BUILT IN STORAGE, SECURE UNDERGROUND PARKING, PERFECT FIRST TIME BUY! Detailed video tour available! Perched just beside the banks of the Thames lies this fantastic two bedroom apartment located in Queen of Denmark Court. Perfectly situated moments away from the quiet and peaceful Greenland Dock and a short walk from both Canada Water Tube Station & Surrey Quays Overground Station. Canary Wharf can also be accessed via the Thames Clipper Service. ...

*continued below*

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

**Local Authority/Council Tax** - Southwark

**Tenure** - Leasehold

**ludlow**thompson



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Kitchen and Dining Room



Main Bedroom



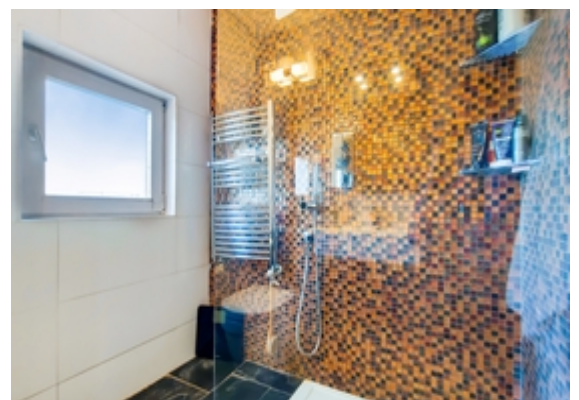
Second Bedroom



Reception



Terrace



Bathroom



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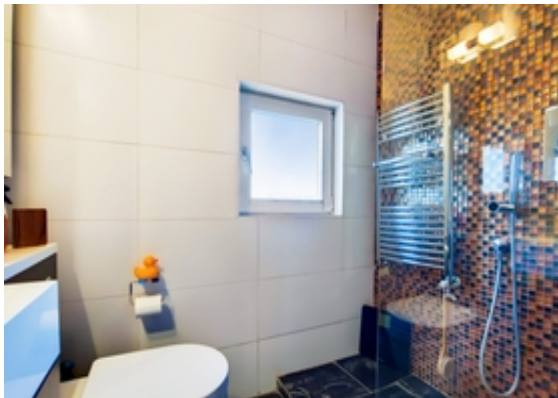
# QUEEN OF DENMARK COURT ROTHERHITHE/CANADA WATER



Reception Alt



Second Bedroom Alt



Bathroom Alt



Exterior



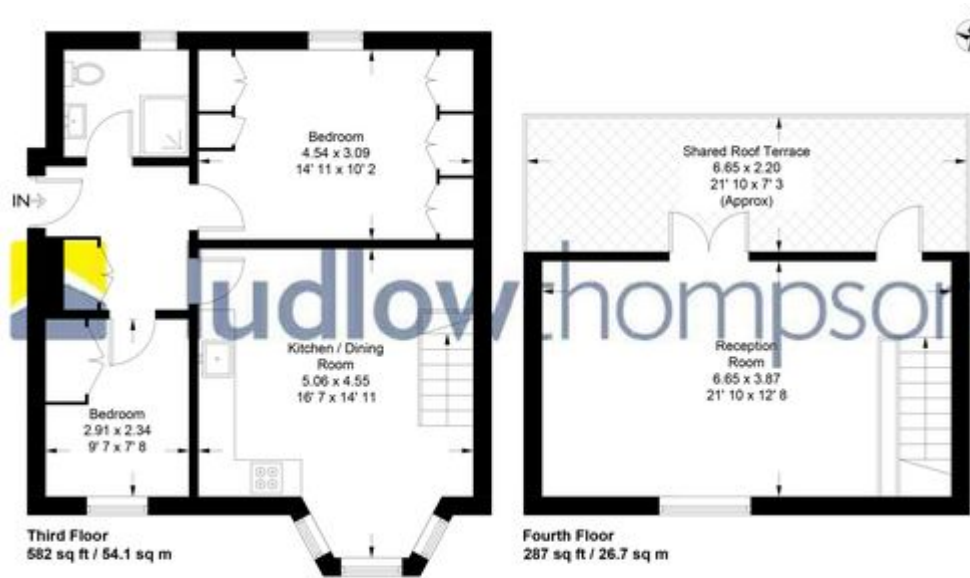
Exterior



Exterior



# QUEEN OF DENMARK COURT ROTHERHITHE/CANADA WATER



**Queen of Denmark Court**  
Approximate Gross Internal Area = 869 sq ft / 80.8 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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Detailed video tour available! Perched just beside the banks of the Thames lies this fantastic two bedroom apartment located in Queen of Denmark Court. Perfectly situated moments away from the quiet and peaceful Greenland Dock and a short walk from both Canada Water Tube Station & Surrey Quays Overground Station. Canary Wharf can also be accessed via the Thames Clipper Service.

Briefly comprising of two bedrooms, the larger of which benefits from a view over the green courtyard and plenty of built in storage, the smaller has views over the Thames, a modern bathroom with walk in shower, open plan kitchen / dining area and a fantastic upper floor reception area that would be a perfect entertaining space with direct access to a roof, complete with views over Canary Wharf.

Further benefits include double glazing throughout, lift access, secure underground car storage & fantastic views over the Thames. This property really would be a fantastic first time purchase or investment.

Please do call a member of our sales team to book your viewing on 020 7101 0236.

## Tenure Details

Tenure - Leasehold

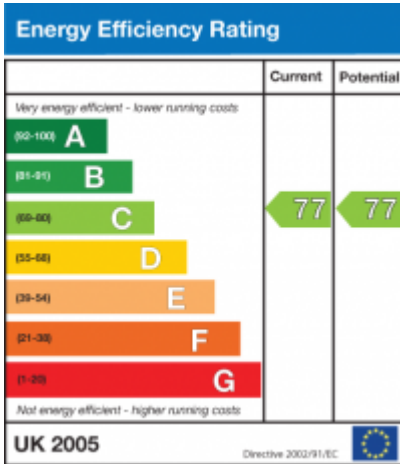
Lease Length - 88 years

Service Charges - £6000 per year

Ground Rent - £1 per year



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CALL 020 7101 0236

REF: 2679288

### 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 2679288

### 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.