



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



£435,000 FOR SALE

REF: 2786610

1 Bed, Apartment, Private Garden

Chain Free - 24-Hour Concierge - Long Lease - Large One Bed over 600sqft - Pool, jacuzzi, sauna and gym in the development - Flooded with Natural Light

Situated in the much sought after location of Rotherhithe street, this stunning, one bedroom apartment sits inside the fully secured development of Globe Wharf just a short walk away from the River Thames. This property has been finished to a high standard throughout, and boasts many of the original features of this warehouse conversion. As you enter through the main door you are greeted by the bright, modern hallway, which draws you further into the apartment. Following through into the taste... [continued below](#)

Train/Tube - Limehouse, Rotherhithe, Wapping, Shadwell

Local Authority/Council Tax - Southwark

Tenure - Leasehold

ludlowthompson



ROTHERHITHE STREET ROTHERHITHE/CANADA WATER



Bedroom



Kitchen



Reception



Kitchen



Reception



Bedroom



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



Bathroom



Exterior



Courtyard



Pool



Gym



ROTHERHITHE STREET ROTHERHITHE/CANADA WATER



ludlowthompson Rotherhithe Street, SE16 GROSS INTERNAL AREA
 CAPTURE DATE: 24/04/2021 LATEST SURVEY DATE: 13/05/2021 61.26 sqm / 659.40 sqft



GROSS INTERNAL AREA (GIA) Per the RICS Code of Measurement Practice 61.26 sqm / 659.40 sqft	NET INTERNAL AREA (NIA) Excludes walls and structural features Excludes outdoor, unenclosed spaces 57.00 sqm / 613.54 sqft	STRUCTURAL FEATURES Excludes (unless included in GIA) 0.00 sqm / 0.00 sqft	ADDITIONAL MEASUREMENTS Excludes (unless included in GIA) 0.00 sqm / 0.00 sqft
		<p>Specs Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and graphics are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.</p>	
		<p>max sqm maximum: 61.26 sqm / 659.40 sqft min sqm maximum: 59.21 sqm / 636.51 sqft</p> <p>www.ludlowthompson.com/properties/rotherhithe-street</p>	

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



Situated in the much sought after location of Rotherhithe street, this stunning, one bedroom apartment sits inside the fully secured development of Globe Wharf just a short walk away from the River Thames. This property has been finished to a high standard throughout, and boasts many of the original features of this warehouse conversion.

As you enter through the main door you are greeted by the bright, modern hallway, which draws you further into the apartment. Following through into the tastefully decorated reception room which makes this space an amazing entertaining and living space. This property features a separate kitchen which is fairly uncommon in one bedroom properties and a great bonus when hosting guests. The bedroom is a generously sized double, which has built-in wardrobes and is a beautiful and relaxing room flooded with natural light.

Globe Wharf is a highly sought after development with 24 hour concierge, swimming pool with jacuzzi, sauna facilities and fully equipped gym. It is also situated on the river front making it a short walk from the river taxi and many bus routes taking you all over London.

If you are interested please do get in touch to arrange a viewing as this is a must see property!

Tenure Details

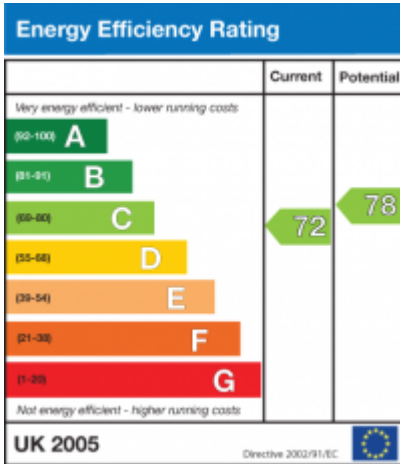
Tenure - Leasehold

Lease Length - 999 years

Service Charges - £3340 per year



ROTHERHITHE STREET ROTHERHITHE/CANADA WATER





ROTHERHITHE STREET ROTHERHITHE/CANADA WATER



CALL 020 7101 0236

REF: 2786610

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 2786610

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.