



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



SOLD

REF: 2790802

1 Bed, Complex Apartment

On the doorstep of the River Thames - Large communal garden - Greenland Dock - Chain Free - Two private balconies - Modern kitchen

A bright and spacious southerly facing apartment located in a stunning award winning Danish designed development with stunning views over the River Thames. The property boasts a large reception room with wooden flooring and bay windows allowing in plenty of natural light. The kitchen is modern and has been cleverly designed to make the most use of the space. The property's bedroom is generously sized and opens up into a private balcony with beautiful views over the communal garden. Queen of ... [continued below](#)

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

Local Authority/Council Tax - Southwark

Tenure - Leasehold

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Reception



Communal Garden



Reception



Bedroom



Bedroom



Bathroom



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Rear balcony



Balcony view



Garden/exterior



Views



View from front balcony



Exterior



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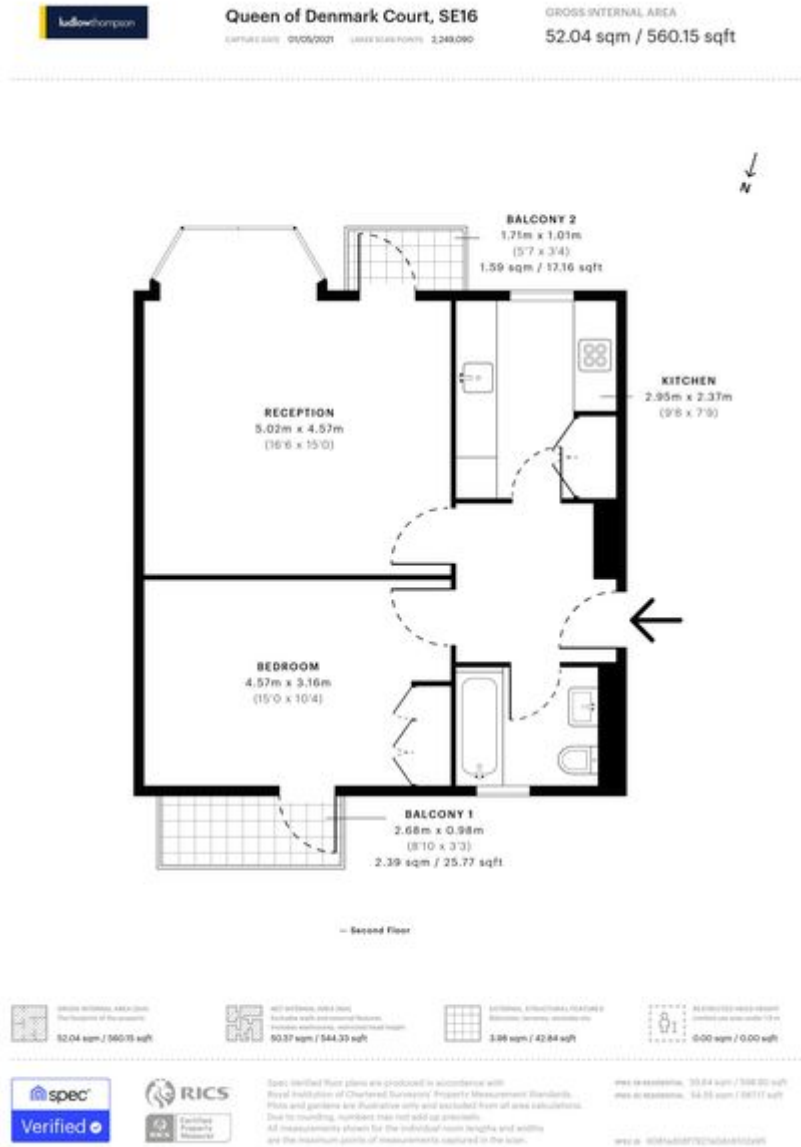
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Exterior



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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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The property boasts a large reception room with wooden flooring and bay windows allowing in plenty of natural light. The kitchen is modern and has been cleverly designed to make the most use of the space. The property's bedroom is generously sized and opens up into a private balcony with beautiful views over the communal garden. Queen of Denmark Court's communal garden is spacious, well-maintained and features a pagoda with shrubbery all year round.- a unique find so near the centre of London. Also unique to this property is the second private balcony which is at the front of the property with stunning views over the River Thames.

The apartment is superbly located in the popular Greenland Dock- a really unique area in London with many docks, yachts, charming cafes and opportunities to walk along the Thames on your doorstep. It is less than a 5 minute walk to the river bus, only a 15 minute walk to Surrey Quays Overground and a 20 minute walk to Canada Water Station (Jubilee line).

Tenure Details

Tenure - Leasehold

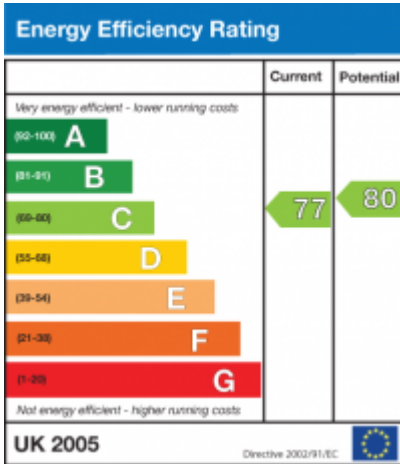
Lease Length - 90 years

Service Charges - £4322 per year

Ground Rent - £338 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 2790802

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.