



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

## WOODLAND CRESCENT ROTHERHITHE/CANADA WATER



OIEO **£695,000 FOR SALE**

REF: 2794886

### 2 Bed, Penthouse Apartment, Private Balcony, 1 Allocated Parking Space

Wrap around covered balcony - High Barrel Vault ceilings - Loft storage area - Penthouse Apartment - Secured Gated Development - Allocated parking space

A TRULY REMARKABLE PROPERTY WITH FANTASTIC SCENIC VIEWS FROM ITS WRAP-AROUND BALCONY, IN AN EXCELLENT LOCATION JUST A TWO MINUTE WALK AWAY FROM CANADA WATER STATION With panoramic balcony views over a gorgeous communal garden, you can see across Canada Water to the City. This spacious top floor property has been beautifully maintained and comprises two good sized double bedrooms, one with a gorgeous en-suite. The large family bathroom has a shower above the bath and the kitchen is equippe... [continued below](#)

**Train/Tube** - Rotherhithe, Canada Water, Surrey Quays

**Local Authority/Council Tax** - Southwark

**Tenure** - Share of Freehold

**ludlowthompson**



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# WOODLAND CRESCENT ROTHERHITHE/CANADA WATER



Kitchen



Reception



Reception



Terrace



Terrace



View from Terrace



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# WOODLAND CRESCENT ROTHERHITHE/CANADA WATER



Master Bedroom



Master Bedroom



Main Ensuite



Second Bedroom



Main Bathroom



Garden



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# WOODLAND CRESCENT ROTHERHITHE/CANADA WATER



Exterior



# WOODLAND CRESCENT ROTHERHITHE/CANADA WATER



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.



## WOODLAND CRESCENT ROTHERHITHE/CANADA WATER



A TRULY REMARKABLE PROPERTY WITH FANTASTIC SCENIC VIEWS FROM ITS WRAP-AROUND BALCONY, IN AN EXCELLENT LOCATION JUST A TWO MINUTE WALK AWAY FROM CANADA WATER STATION

With panoramic balcony views over a gorgeous communal garden, you can see across Canada Water to the City. This spacious top floor property has been beautifully maintained and comprises two good sized double bedrooms, one with a gorgeous en-suite. The large family bathroom has a shower above the bath and the kitchen is equipped with a full range of modern, integrated AEG appliances, loads of work surface space and a breakfast bar. The living room enjoys an abundance of natural light and an attractive high vaulted ceiling.

The property also benefits from lift access, a loft storage area and an allocated parking space. In an excellent location within a secure gated private development, with Canada Water Tube Station a short walk away, this property would be perfect for someone needing to commute into the City and is also close to a number of 'Good' and 'Outstanding' Ofsted rated schools.

Sure to be popular, please don't hesitate to call a member of our sales team on 020 7101 0236 to book a viewing.

### Tenure Details

Tenure - Share of Freehold

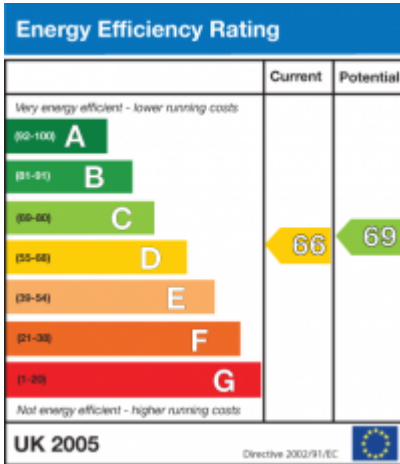
Lease Length - 101 years

Service Charges - £3000 per year

Ground Rent - £150 per year



# WOODLAND CRESCENT ROTHERHITHE/CANADA WATER





# WOODLAND CRESCENT ROTHERHITHE/CANADA WATER



CALL 020 7101 0236

REF: 2794886

## 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 2794886

## 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.