



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

CAPSTAN WAY ROTHERHITHE/CANADA WATER



£600,000 FOR SALE

REF: 2795454

2 Bed, Purpose Built House, Private Garden, 1 Allocated Parking Space

18 minute walk to Canada Water Station - Large patio - Custom wardrobes in bedrooms - Split-level property - 900+ sqft - Modern kitchen

An excellent split-level patio property, situated near the River Thames. The property is an 18 minute walk from Canada Water Station (Jubilee Line and Overground). A park, Durand's Wharf, is a 6 minute walk away and Surrey Docks Farm is an 8 minute walk away. The spacious reception area is met upon entry. The beautiful arch entrance adds character to this room and offers plenty of space to entertain guests. The large window brings light into the area, brightening it. Adjacent to the recepti... [continued below](#)

Train/Tube - Canada Water, Rotherhithe, Surrey Quays

Local Authority/Council Tax - Southwark

Tenure - Leasehold

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Reception



Reception



Dining Room



Bedroom 1



Bedroom 1



Bedroom 2



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Bathroom



Patio



Patio



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 of furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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The spacious reception area is met upon entry. The beautiful arch entrance adds character to this room and offers plenty of space to entertain guests. The large window brings light into the area, brightening it.

Adjacent to the reception room is the modern kitchen. It is fully fitted with modern appliances and is perfectly proportioned to create lots of storage space. Opposite this is the Dining area, where a lovely meal can be enjoyed, looking on to the property's patio.

The main bedroom is spacious, comprised of custom fitted wardrobes and wooden floors. There are windows on either side of the room. The second bedroom also offers custom fitted wardrobes.

The three piece bathroom found on the ground floor is neatly tiled throughout.

The patio can be accessed through the reception room and the kitchen/dining room. It is a sizeable space that can easily be transformed into a recreational play area, or used to entertain outside.

Tenure Details

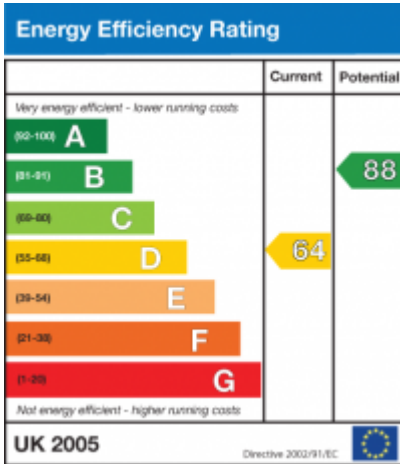
Tenure - Leasehold

Lease Length - 990 years

Service Charges - £220 per year



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CALL 020 7101 0236

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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 2795454

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.