



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



SOLD

REF: 2802350

3 Bed, Complex Apartment, Private Balcony, 1 Allocated Parking Space

Chain Free - River Views - Over a 1000sqft - CASH ONLY AUCTION PURCHASE - Split Level - Two Balconies

FOR SALE BY ONLINE AUCTION. STARTING BY ONLINE AUCTION, STARTING BID £775,000. TERMS AND CONDITIONS APPLY. CASH PURCHASERS ONLY A modern apartment which is located in the heart of Canada water. It is only a 10 minute walk away from Canada water station where you can use the Overground or Jubilee line. The property offers a spacious living room and allows natural light to come in to the room due to the lovely doors. The living room then gives you direct access to the outstanding balcony a stun...

continued below

Train/Tube - Canada Water, Heron Quays, South Quay, Westferry
Local Authority/Council Tax - Southwark

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Reception



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Kitchen



Kitchen



Balcony



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View



Balcony



Study



Main bedroom



Main bedroom



Ensuite



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Bedroom 2



Bedroom 3



Bathroom



External



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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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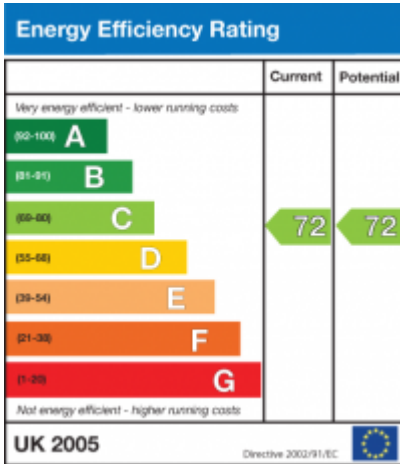
A modern apartment which is located in the heart of Canada water. It is only a 10 minute walk away from Canada water station where you can use the Overground or Jubilee line.

The property offers a spacious living room and allows natural light to come in to the room due to the lovely doors. The living room then gives you direct access to the outstanding balcony a stunning area where you can enjoy the sunshine and use the extra space for many other activities along with that you have a quiet area which you can use as a study. The kitchen is very modern and has been refurbished up to high standard with quality units and cabinets along with quality wood floor finishing. The bedroom offers a lot of storage space and natural light for the room some of the finest bedrooms you will have it is really spacious and has a nice window for a fantastic view. Finally the bathroom has been cleaned to perfection, it has been beautifully tiled and polished up to a high standard.

Just outside the property there are many things that you can do. The property is situated in a convenient location, close to all local amenities which include local restaurants and some brilliant cafes and parks

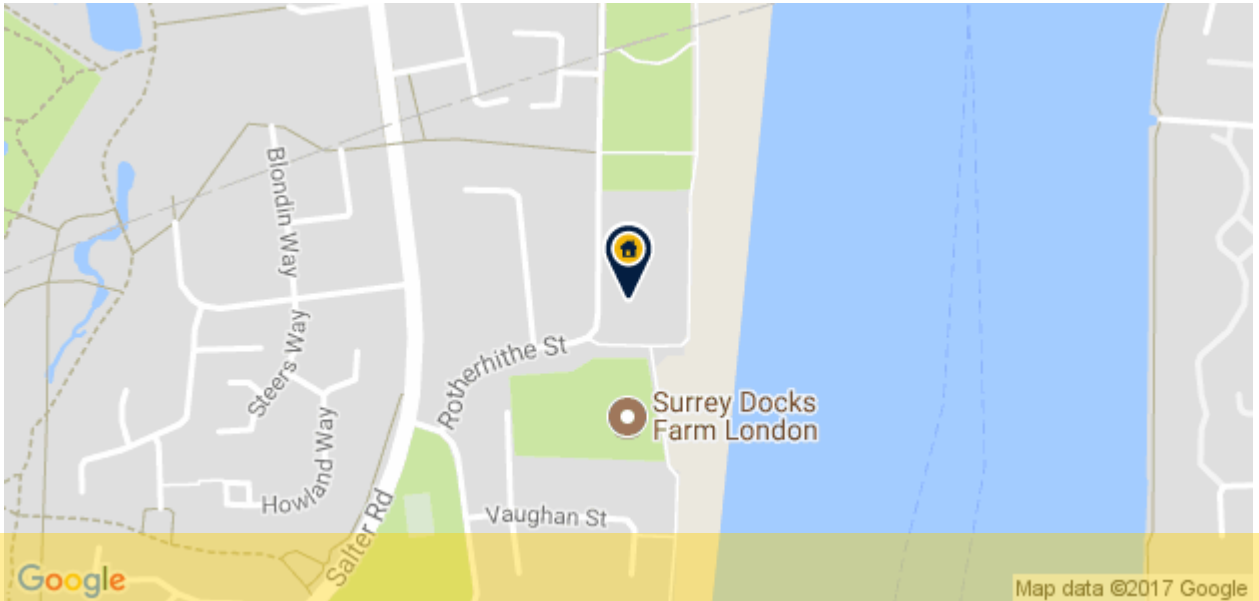


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CALL 020 7101 0236

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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 2802350

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.