



Dulwich Sales, 81-83 Lordship Lane, London SE22 8EP

T 020 8299 8300 E dulwichsales@ludlowthompson.com W www.ludlowthompson.com

SOPHIA SQUARE ROTHERHITHE/CANADA WATER



SOLD

REF: 2822854

2 Bed, Terraced House, Private Garden, 1 Allocated Parking Space

Private Garden - Integrated Appliances - Huge Open Plan Entertaining Space - Freehold Two Bed House - Gorgeously Refurbished - Drive - with 1 Parking Space

Situated in the much sought after location of Sophia Square in the Sovereign Crescent development this stunning, two storey terraced house sits inside this secured and serene development just a short walk away from the River Thames. This property has been finished to an extremely high standard throughout, features a fully open-plan ground floor living space and its own driveway. As you enter through the main door you are greeted by a small hallway perfectly dividing your living space from the ... **continued below**

Train/Tube - Canada Water, Rotherhithe, Bermondsey

Local Authority/Council Tax - Southwark

Tenure - Freehold

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Kitchen



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Living Room



Garden



Main Bedroom



Main Bedroom



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View from Bedroom



Bathroom



Bedroom



Bedroom



Exterior



Views from Development



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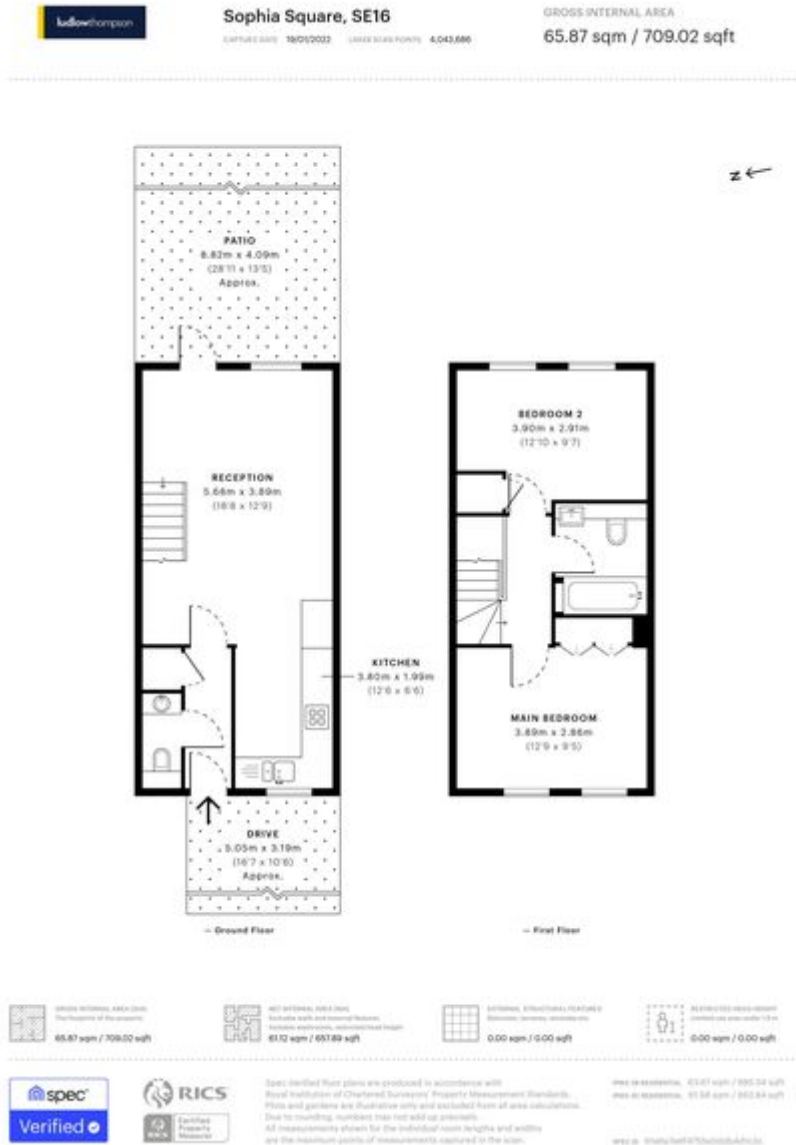
Garden in Summer



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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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As you enter through the main door you are greeted by a small hallway perfectly dividing your living space from the outdoor elements. This hallway is home to the downstairs WC which has been recently refurbished to the highest standard. Exiting the hallway you enter the bright, modern and huge open-plan reception room, which has been tastefully decorated to compliment this amazing entertaining and living space. To the rear of the space there is the newly refurbished kitchen which has fully integrated appliances, an induction hob and a gorgeous quartz work surface. The room is accentuated by gorgeous feature windows leading out onto the garden, seamlessly connecting the outdoor and indoor space and presenting the perfect opportunity for hosting outdoor dining and entertaining. This Easterly facing garden has been newly landscaped to have three levels, ideal for summer barbeques and al fresco dining. But most of all making a perfect escape to relax after a long day.

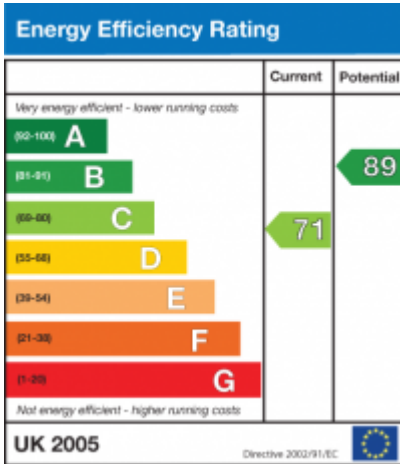
Heading up the stairs there are two large, bright double bedrooms, both boasting lots of natural light with two large windows which are gorgeously framed with plantation shutters. The Main bedroom has ample space for a vanity, WFH desk, features integrated storage and boast amazing views of the River Thames. Between both rooms there is a generously sized bathroom finished to an high standard with an abundance of storage. Finally the second bedroom looks onto the large garden space allowing lots of natural light to flood in. It also features ample space for a WFH set up, double bed and large wardrobes.

Sophia Square is situated across the road from the River taxi service providing pleasant river transport to Canary Wharf, it is also close to major bus routes and is within easy reach of the Surrey Quays shopping center, Overground station, Canada Water and Bermonsey Station just a short bus ride away giving you access to the Jubilee line station, giving easy access to Canary Wharf and the West End.

If you are interesting in viewing I do recommend watching our video tour.



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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 Dulwich Sales Office quoting 2822854

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.