



Canada Water Sales, Unit 2 Montreal House Surrey Quays Road, London SE16 7AQ
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PUMP HOUSE CLOSE ROTHERHITHE/CANADA WATER



£550,000 FOR SALE

REF: 2834210

2 Bed, Purpose Built Apartment, Private Garden, 1 Secured Parking Space

Master bedroom with ensuite - Off Street Secure Parking - Chain Free - Beside Canada Water Station - Great Condition

This stunning two-bed flat located in the historic Pump House Close is offered to the market on a chain free basis. The flat is comprised of a master bedroom with an ensuite, a second double bedroom, a spacious semi-open plan kitchen and living area, a family bathroom and a private patio. Pump House Close is a gated development and the property benefits from secure, off-street parking. The flat is fantastically located, with Canada Water Tube Station only a stone throw away, providing easy a... [continued below](#)

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

Local Authority/Council Tax - Southwark

Tenure - Leasehold

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PUMP HOUSE CLOSE ROTHERHITHE/CANADA WATER



Dining Area



Living Area



Master Bedroom



En-suite Bathroom



Bedroom 1



Kitchen



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Main Bathroom



Garden



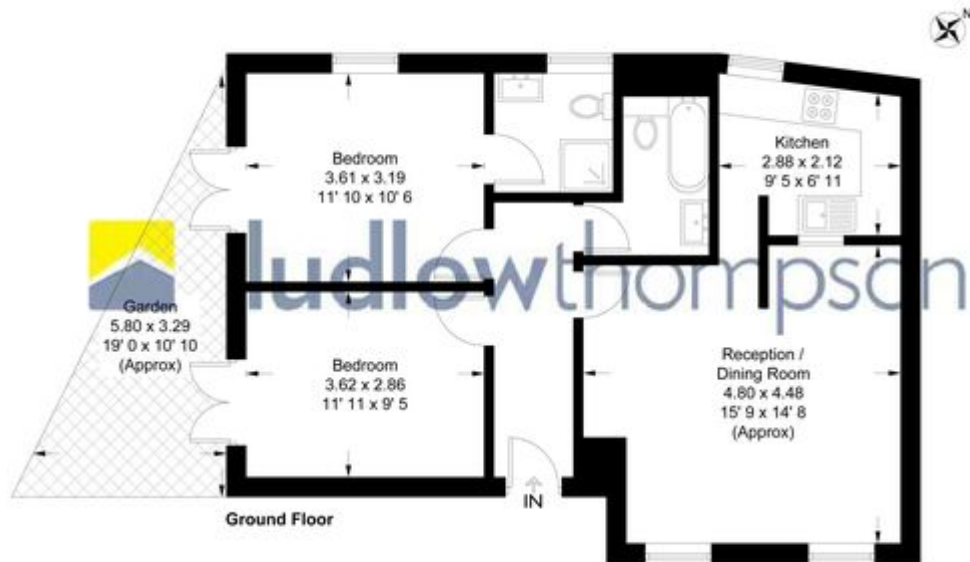
Garden



Outdoor



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Pump House Close
Approximate Gross Internal Area = 695 sq ft / 64.6 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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 flat is fantastically located, with Canada Water Tube Station only a stone throw away, providing easy access to the Jubilee Line as well as the London Overground. The popular Surrey Quays Shopping Centre, featuring a large 24 hour supermarket, is right around the corner. A beautiful library as well as the Canada Water Sunday Market are also less than 100m away. A five minute stroll will take you to the River Thames and a variety of riverside pubs.

This property is sure to attract a lot of interest, so please contact us to book in a viewing soon.

Tenure Details

Tenure - Leasehold

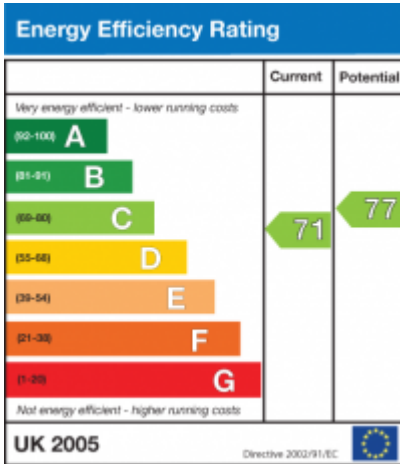
Lease Length - 999 years

Ground Rent - £200 per year

Service Charges - £2800 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 2834210

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.