



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

AINSTY ESTATE ROTHERHITHE/CANADA WATER



SOLD

REF: 2839004

2 Bed, Purpose Built Apartment, Private Balcony

Great links to Canary Wharf & The City - Perfect First Purchase - Chain Free - 2 Mins from Canada Water Station - Two Double Bedrooms - Great BTL Yield

Being Sold via Secure Sale Online Bidding. Terms & Conditions Apply. Offered to the market on a chain free basis is this larger than average two bedroom ex local authority property situated in the desirable Ainsty Estate. Briefly comprising of, two genuine double bedrooms, separate kitchen, large living room and a tiled bathroom with separate WC. In need of minor renovation, this property would be a perfect first time buyer or potential BTL investment due to it's impressive rental yield. C... [continued below](#)

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

Local Authority/Council Tax - Southwark

Tenure - Leasehold

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Living Room



Living Room



Kitchen



Bedroom 1



Bedroom 1



Bedroom 2



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Bedroom 2



Living Room



Living Room



Bathroom



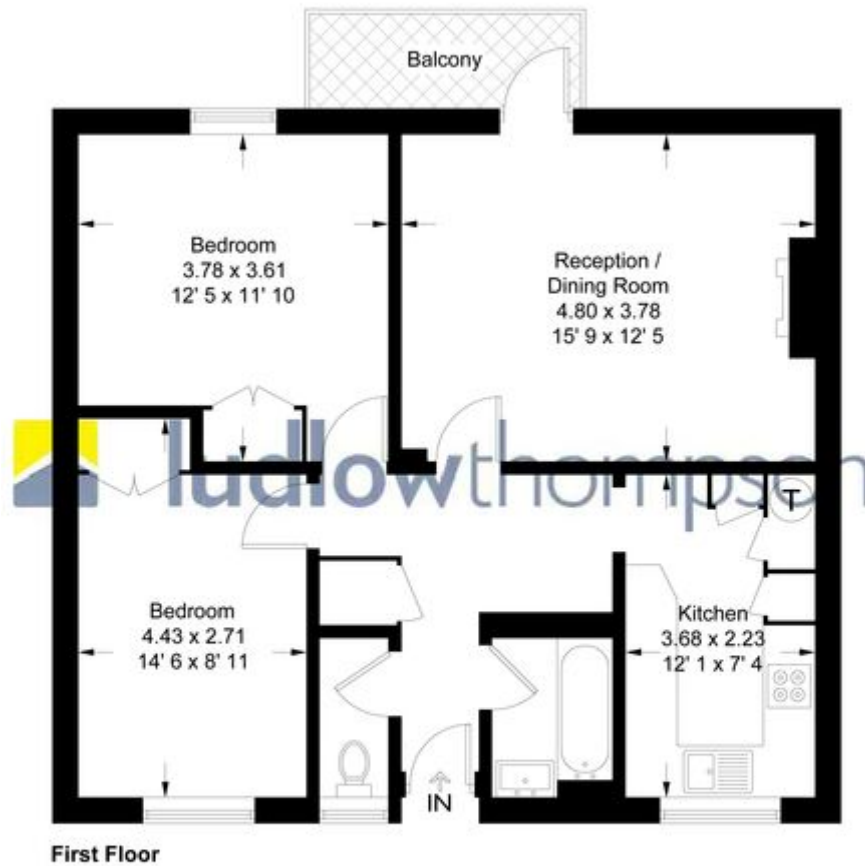
WC



Exterior



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Pine House

Approximate Gross Internal Area = 707 sq ft / 65.7 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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Conveniently located moments away from Canada Water Underground & Overground Station taking you into the City & Canary Wharf in a matter of minutes.

Please call a member of our helpful sales team to book your viewing.

Tenure Details

Tenure - Leasehold

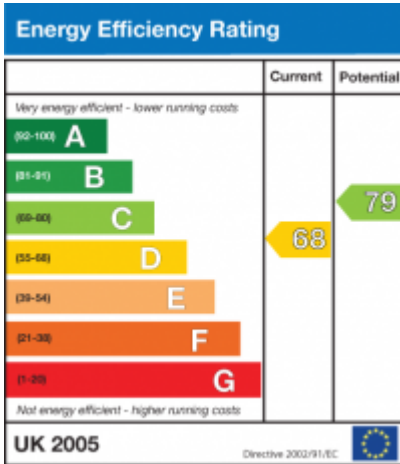
Lease Length - 88 years

Service Charges - £1581 per year

Ground Rent - £10 per year

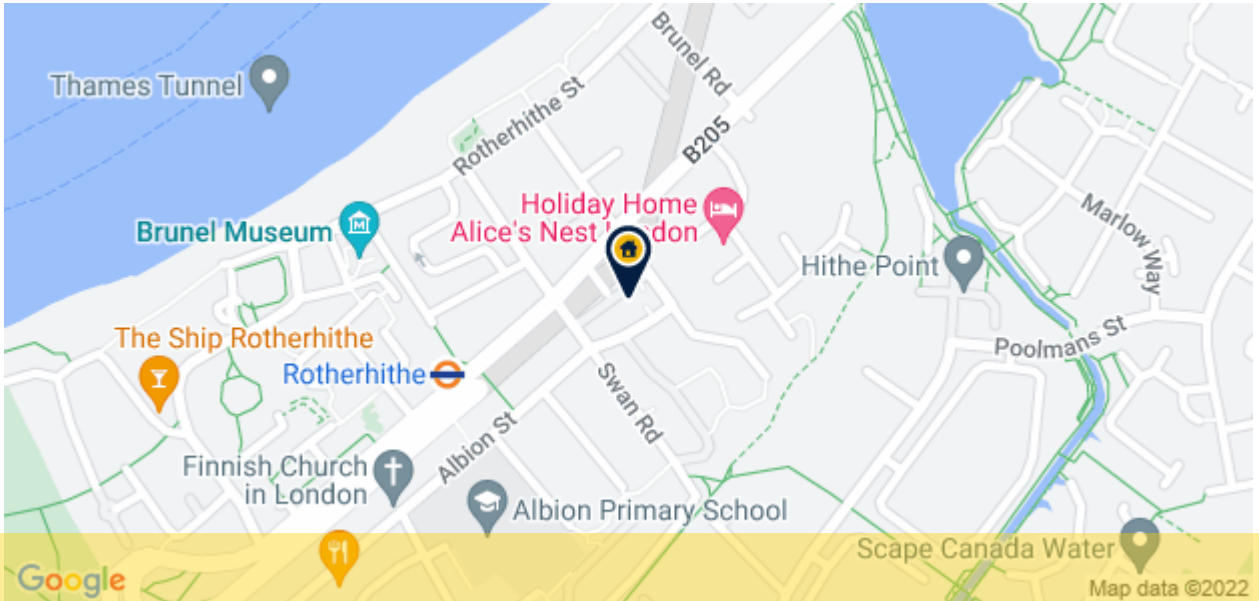


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When you want to view a property through us it helps to bear in mind the following:

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 2839004

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.