



# Ensign House, Rope Street, Rotherhithe, SE16

Asking Price: £625,000



# Ensign House, Rope Street, Rotherhithe, SE16

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A spacious two bedroom, two bathroom apartment on the first floor of the prestigious Tavern Quay development. This contemporary residence offers approximately 744 square feet of living space, blending comfort with elegance seamlessly.

The apartment features an open-plan kitchen and living area, leading to a private west facing balcony with picturesque views of the Greenland Dock. The primary bedroom includes an en-suite bathroom and fitted wardrobes, while an additional double bedroom and family bathroom provide ample accommodation. Abundant hallway storage adds to the practicality of this sophisticated space.

Located near Surrey Quays & Canada Water stations, transportation to Canary Wharf, the City, and Central London is easily accessible. Experience modern living at its finest in this exquisite apartment.



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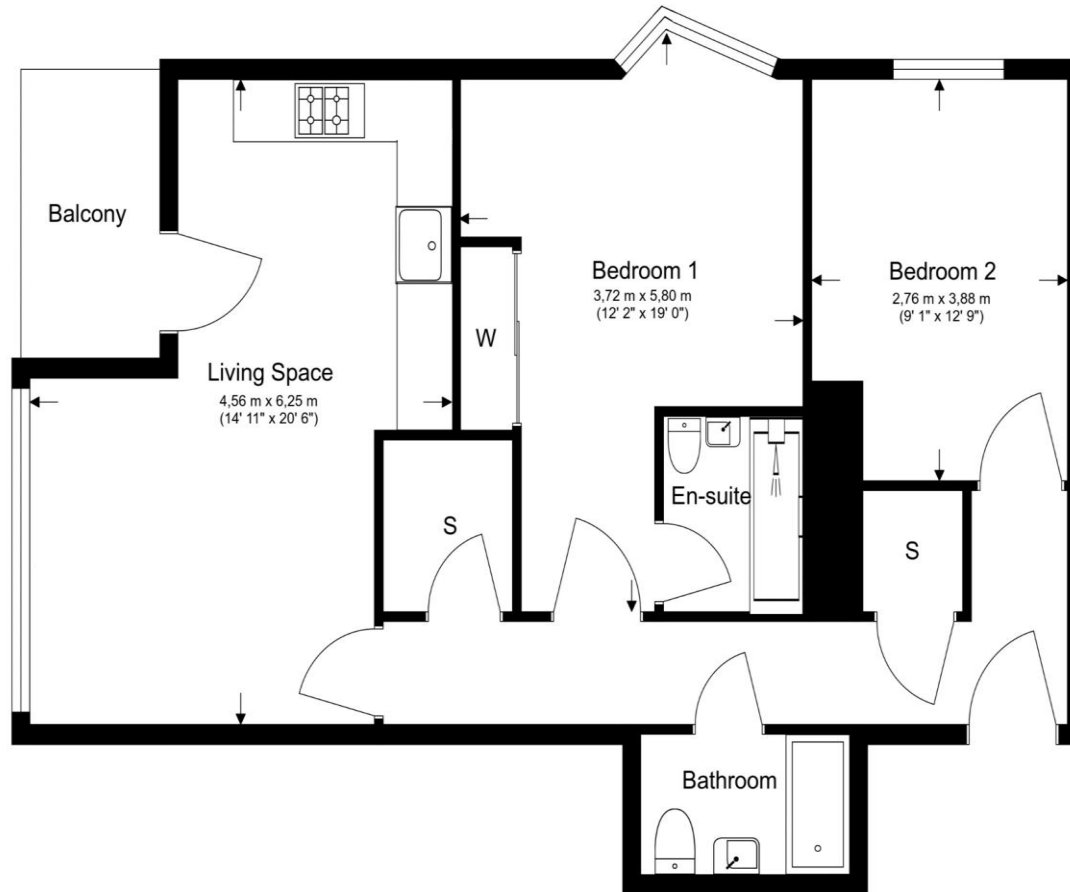
## Property Features:

- Two Bedrooms
- Two Bathrooms
- 744 Square Feet (Approx.)
- Private West Facing Balcony
- Greenland Dock View
- 24-Hour Concierge
- Nelson Dock Pier: 0.4 miles, Surrey Quays Station (0.4 miles), Canada Water Station (0.8 miles) and Rotherhithe Station (1 miles)



## First Floor

Total Gross Internal Area  
69.1 Sq/m - 744 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            | <b>83</b>               | <b>83</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

|                   |  |
|-------------------|--|
| Asking Price:     | £625,000   |
| Tenure:           | Leasehold<br>Expires 25/03/2264<br>Approximately 240 Years Remaining |
| Ground Rent:      | Nil  |
| Service Charge:   | £6,000.00 (per annum)<br>for the year 2024                           |
| Anticipated Rent: | £2,700.00 pcm<br>Approx. 5.2% Yield                                  |

## Viewings:

All viewings are by appointment only through our Surrey Quays Office.

Our reference: KEN240026

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