



Ensign House, Rope Street, Rotherhithe, SE16

Asking Price: £600,000

 Benham
& Reeves

Ensign House, Rope Street, Rotherhithe, SE16

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A spacious two bedroom, two bathroom apartment located on the first floor of Ensign House within the esteemed Tavern Quay development.

Offering approximately 805 square feet of living space, this contemporary gem seamlessly combines comfort and elegance. The residence features an exquisitely designed open-plan kitchen and living area, granting access to a private balcony with picturesque views of the Greenland Dock. The primary bedroom boasts an en-suite bathroom and fitted wardrobes, while an additional double bedroom and a family bathroom provide ample accommodation. Abundant hallway storage enhances 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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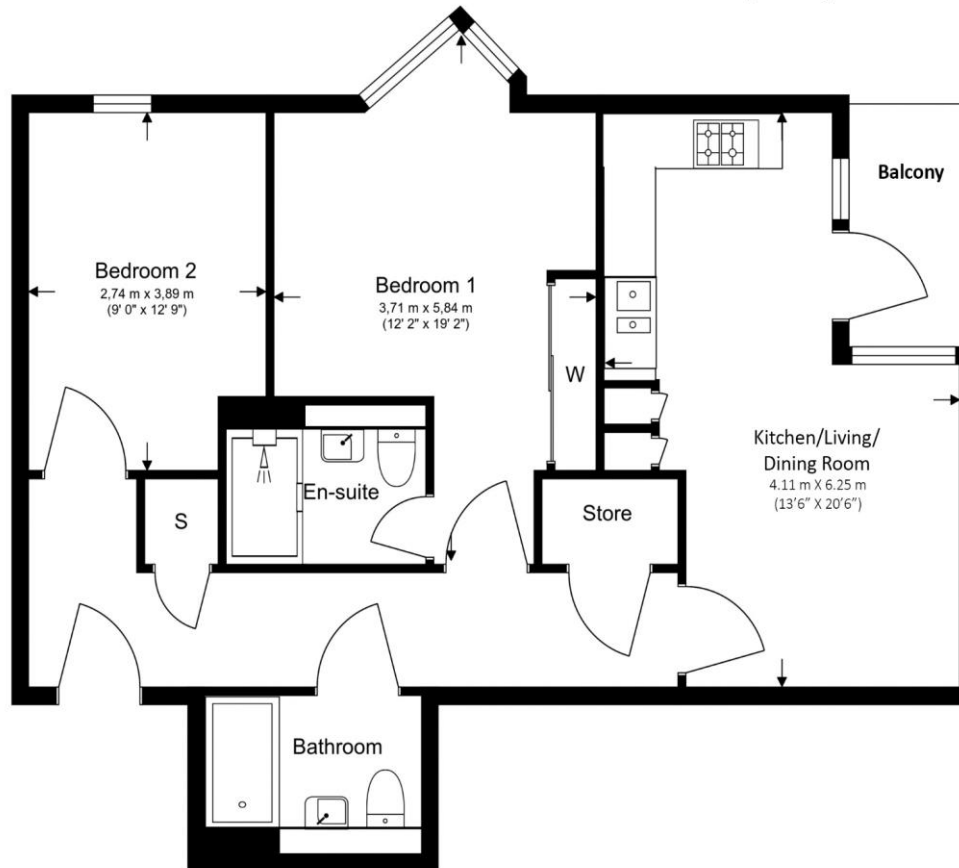
Property Features:

- Two Bedrooms
- Two Bathrooms
- 805 Square Feet (Approx.)
- Private 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)



1st Floor

Total Gross Internal Area
75 Sq/m - 805 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+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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:	£600,000
Tenure:	Leasehold Expires 25/03/2264 Approximately 239 Years Remaining
Ground Rent:	Nil
Service Charge:	£6,000.00 (per annum) for the year 2024
Anticipated Rent:	£2,700.00 pcm Approx. 5.4 % Yield

Viewings:

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

Our reference: KEN240027

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