



Plough Way, Rotherhithe, SE16

Asking Price: £625,000

 Benham
& Reeves

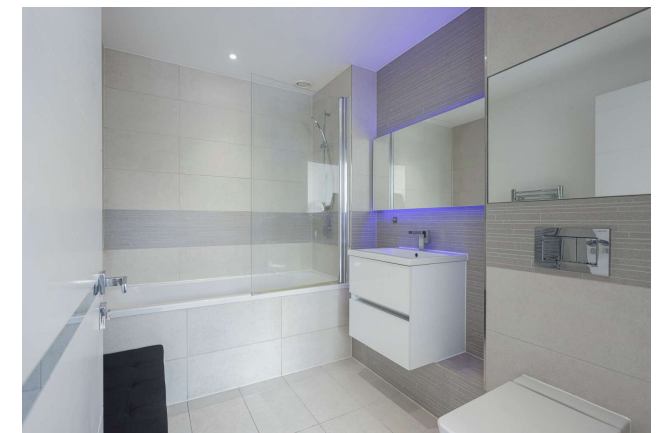
Plough Way, Rotherhithe, SE16

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Introducing this generously proportioned two bedroom, two bathroom apartment with parking, nestled within the prestigious Marine Wharf development at Quinton Court

Encompassing approximately 905 square feet of living area, this contemporary abode effortlessly blends style and functionality. The well-appointed open-plan kitchen and living space flow seamlessly, leading to a private west facing balcony. The primary bedroom boasts an en-suite bathroom and built-in wardrobes, while an additional double bedroom and family bathroom offer ample accommodation. Abundant hallway storage enhances the practicality of this sophisticated residence.

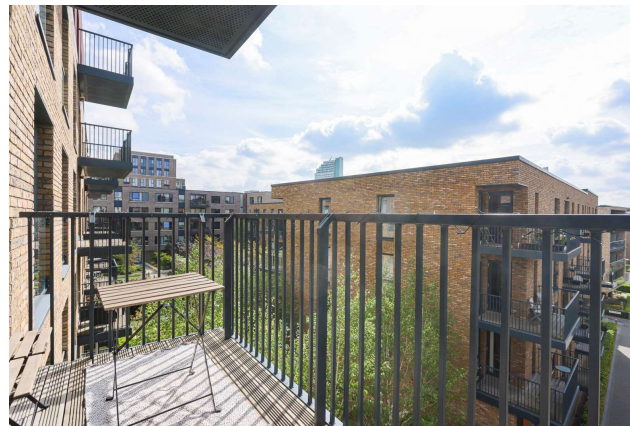
Residents of Marine Wharf benefit from exclusive access to a fitness and leisure suite, complemented by the convenience of a 24-hour concierge service. Moreover, its prime location ensures excellent transportation links to Canary Wharf, the City and Central London via nearby Surrey Quays & Canada Water stations. Experience the epitome of modern living in this exquisite apartment.

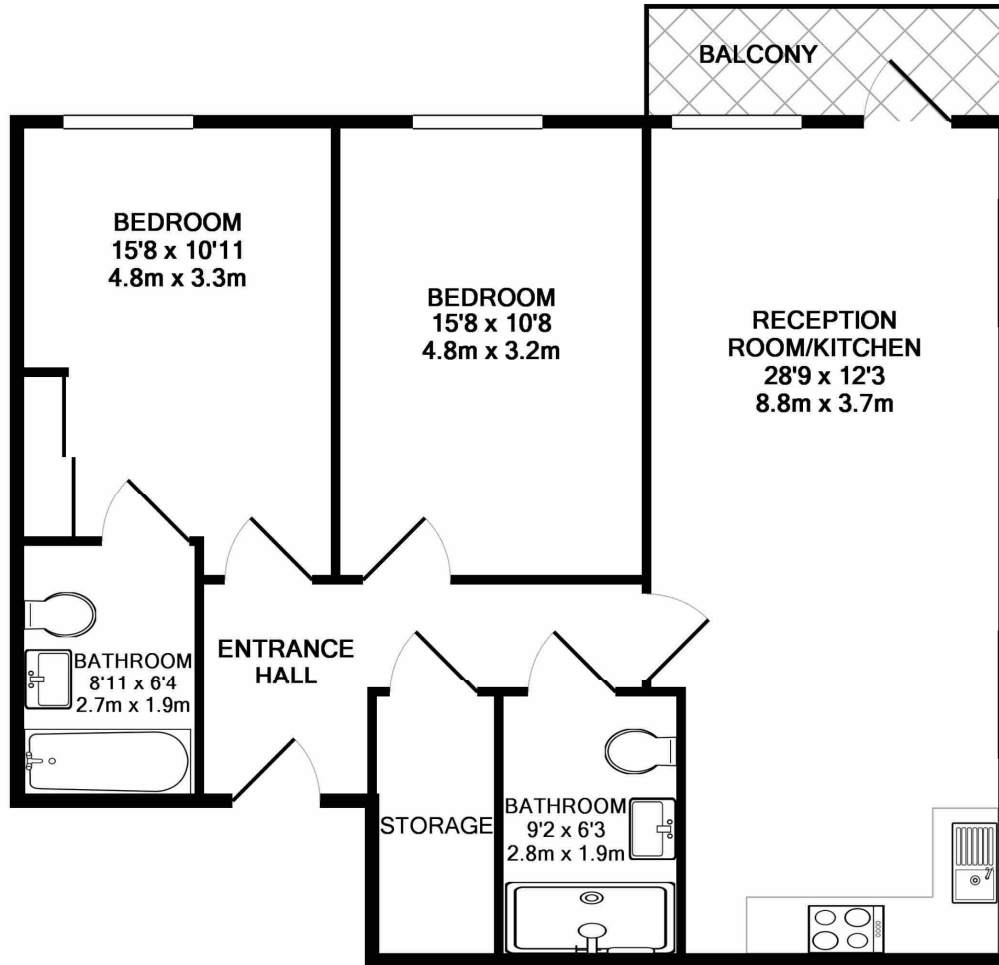




Property Features:

- Two Bedrooms
- Two Bathrooms
- Right To Park
- 905 Square Feet (Approx.)
- Private West Facing Balcony
- 24-Hour Concierge
- Communal Gardens & Water Gardens
- Residents' Gym & Lobby
- Nelson Dock Pier: 0.4 miles, Surrey Quays Station (0.5 miles), Canada Water Station (0.9 miles) and Rotherhithe Station (1.2 miles)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

SE16 - 4TH FLOOR
TOTAL APPROX. FLOOR AREA 905 SQ.FT. (84.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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 Expires 01/01/3016 Approximately 991 Years Remaining
Ground Rent:	£500.00 (per annum) for the year 2024
Service Charge:	£5,826.53 (per annum) for the year 2024
Anticipated Rent:	£2,800.00 pcm Approx. 5.4% Yield

Viewings:

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

Our reference: KEN240074

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