



Endeavour House, Ashton Reach, Rotherhithe, SE16

Asking Price: £560,000



Endeavour House, Ashton Reach, Rotherhithe, SE16

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A stunning two bedroom, two bathroom apartment located on the 4th floor of Endeavour House, Marine Wharf.

The apartment boasts an open-plan living, dining and kitchen area, with floor-to-ceiling windows that lead onto a spacious private balcony overlooking the communal gardens. The fully fitted kitchen features top-of-the-line appliances, including a dishwasher and fridge/freezer. The main bedroom includes fitted wardrobes and a sleek en-suite bathroom, while the second bedroom is a generously sized double. A separate shower room is equipped with high-tech appliances, and a washer/dryer is conveniently situated in the utility room. The apartment also comes with a right to park.

Residents of Marine Wharf benefit from exclusive access to a fitness and leisure suite, along with the convenience of a 24-hour concierge.

The prime location also offers excellent transport links to Canary Wharf, the City, and Central London via Surrey Quays and Canada Water stations. This exquisite apartment offers the pinnacle of modern living.



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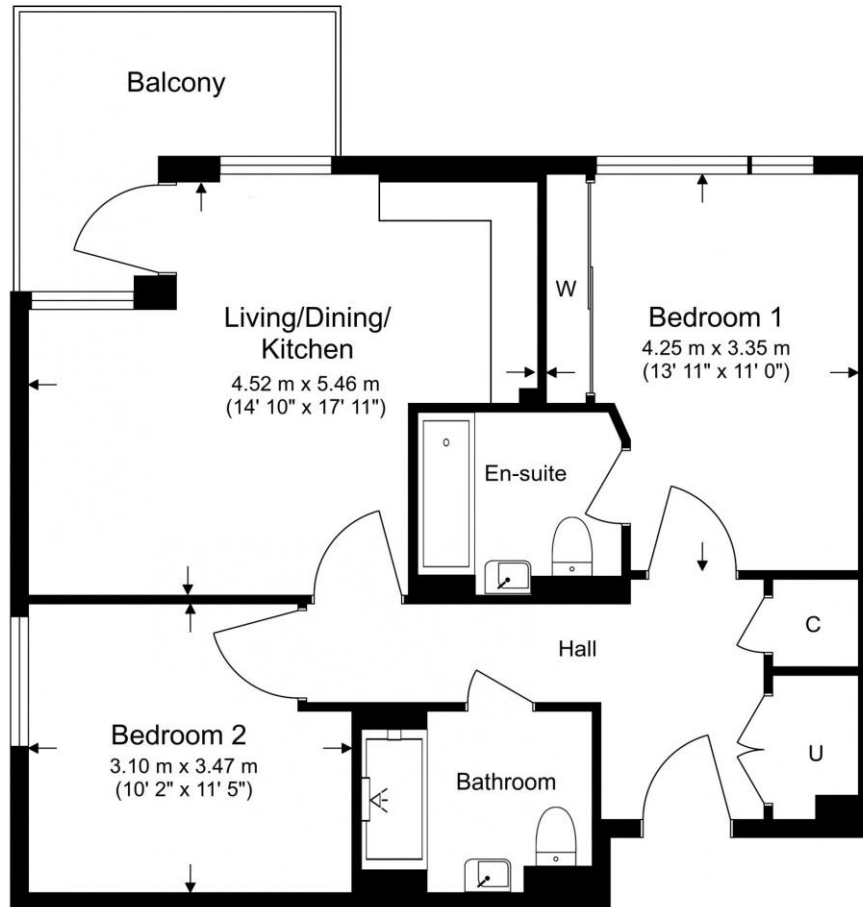
Property Features:

- Two Bedrooms
- Two Bathrooms
- 703 Square Feet (Approx.)
- 4th Floor
- Balcony
- 24-Hour Concierge
- Communal Gardens & Water Gardens
- Residents' Gym & Lobby
- Greenland Surrey Quays Pier: 0.4 miles, Surrey Quays Station (0.5 miles), Canada Water Station (0.9 miles) and Rotherhithe Station (1.2 miles)



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Fourth Floor
Total Gross Internal Area
65.3 Sq/m - 703 Sq/ft



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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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	83
(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	

Terms & Conditions:

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

Asking Price:	£560,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 990 Years Remaining
Ground Rent:	£525.00 (per annum) for the year 2025
Service Charge:	£4,500.00 (per annum) to June 2025
Anticipated Rent:	£2,500.00 pcm Approx. 5.4 % Yield

Viewings:

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

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