



Endeavour House, Ashton Reach, Rotherhithe, SE16

Asking Price: £565,000



Endeavour House, Ashton Reach, Rotherhithe, SE16

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A stunning two bedroom, two bathroom apartment located on the 3rd floor of Endeavour House, Marine Wharf. This bright and spacious home has been tastefully decorated to an exceptionally high standard throughout. The apartment boasts a large open-plan living, dining and kitchen area, with floor-to-ceiling windows that lead onto a spacious private, south-facing balcony. The fully fitted kitchen features top-of-the-line appliances, including a dishwasher and fridge/freezer. The main bedroom includes a dressing area with 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.

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:

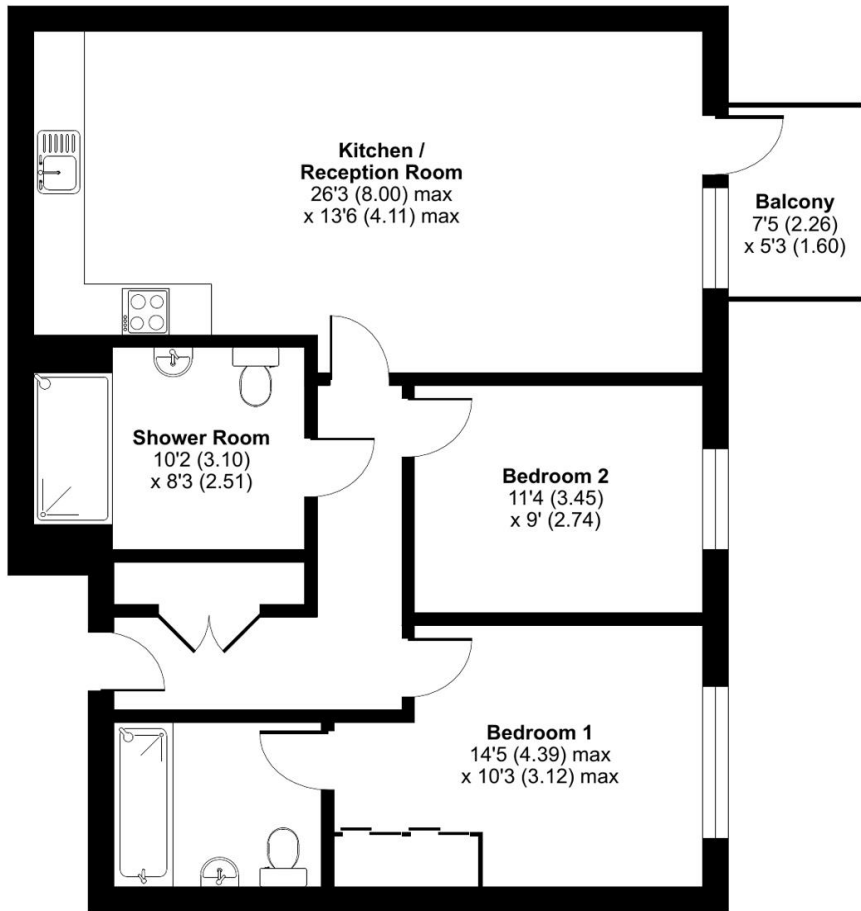
- Two Bedrooms
- Two Bathrooms
- 848 Square Feet (Approx.)
- 3rd Floor
- Private South Facing Balcony
- 24-Hour Concierge
- Communal Gardens & Water Gardens
- Residents' Gym & Lobby
- Greenland Surrey Quays Pier: 0.4 miles, Surrey Quays Station (0.5 miles), Canada Water Station (0.9 miles) and Rotherhithe Station (1.2 miles)





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Approximate Area = 848 sq ft / 78.7 sq m (Excludes Balcony)
For identification only - Not to scale



THIRD FLOOR

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(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: £565,000

Tenure: Leasehold
Expires 31/12/3015
Approximately 991 Years Remaining

Ground Rent: £400.00 (per annum)
for the year 2024

Service Charge: £4,422.54 (per annum)
for the year 2024

Anticipated Rent: £3,000.00 pcm
Approx. 6.4 % Yield

Viewings:

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

Our reference: KEN240209

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W: www.benhams.com

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