



# Endeavour House, Ashton Reach, Rotherhithe, SE16

Asking Price: £585,000



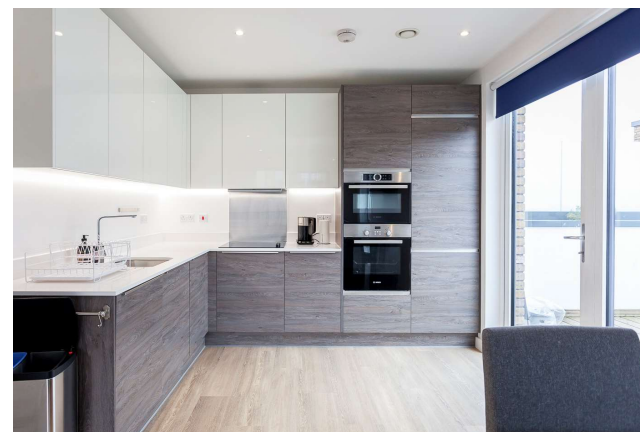
# Endeavour House, Ashton Reach, Rotherhithe, SE16

 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 a large open-plan living, dining and kitchen area, with floor-to-ceiling windows that lead onto a large private south-west facing terrace and an additional 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 shower room, while the second bedroom is a generously sized double room. A separate bathroom is equipped with high-tech fittings, and there is a washer/dryer 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.







## Property Features:

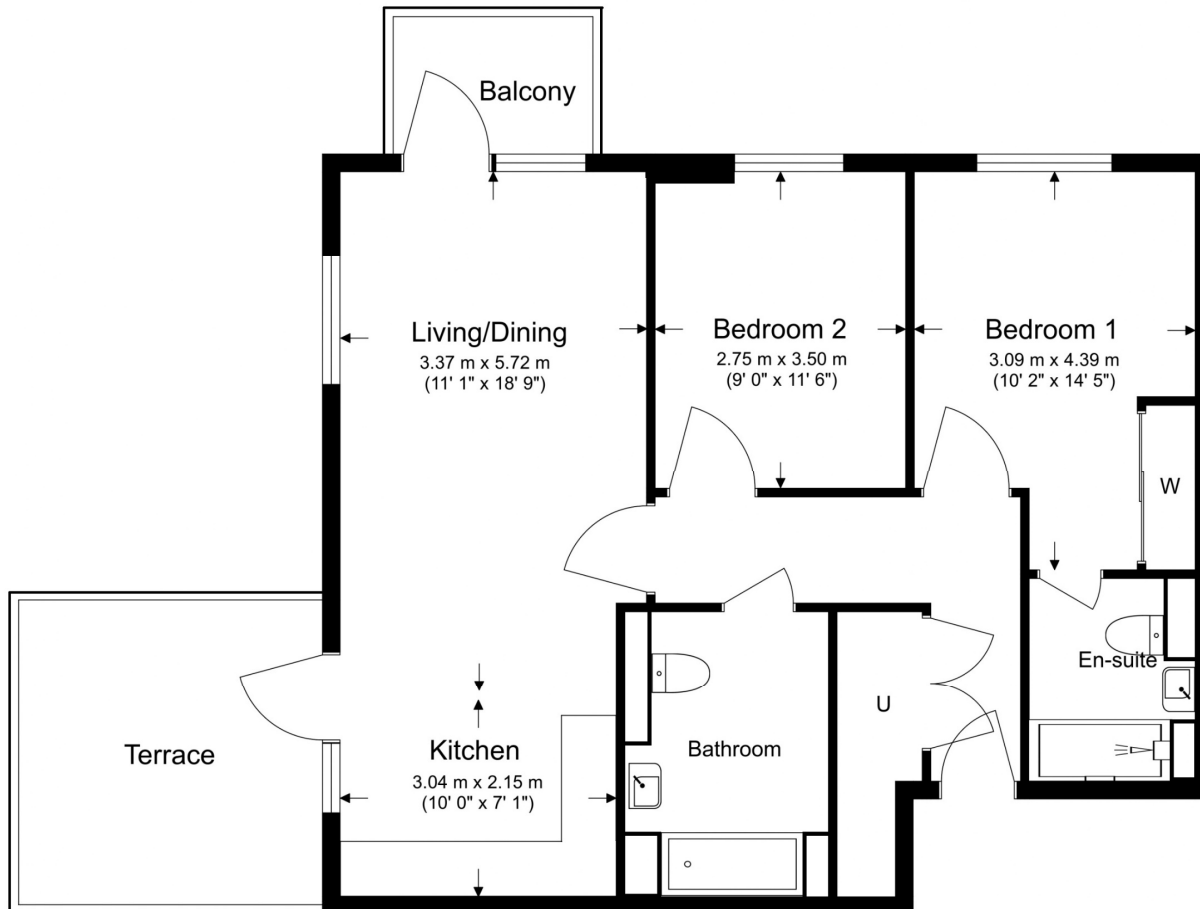
- Two Bedrooms
- Two Bathrooms
- Large Terrace & Balcony
- 759 Square Feet (Approx.)
- 4th Floor - Top Floor
- Private South Facing Balcony
- 24-Hour Concierge
- Communal Gardens
- Residents' Gym & Lobby
- Greenland Surrey Quays Pier: 0.4 miles, Surrey Quays Station (0.5 miles), Canada Water Station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



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Total Gross Internal Area  
70.5 Sq/m - 759 Sq/ft



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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.

## Terms & Conditions:

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

Asking Price:	£585,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 991 Years Remaining
Ground Rent:	£425.00 (per annum) to March 2025
Service Charge:	£4,000.00 (per annum) to February 2025
Anticipated Rent:	£2,500.00 pcm Approx. 5.1 % Yield

## Viewings:

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

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