



Endeavour House, Ashton Reach, Lewisham, SE16

Asking Price: £560,000

Benham
& Reeves

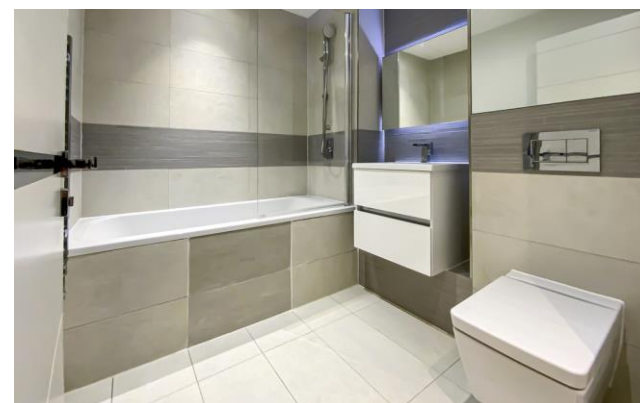
Endeavour House, Ashton Reach, Lewisham, SE16

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A luxurious, two bedroom, two bathroom apartment located on the 3rd floor of the highly sought-after Marine Wharf development. This bright and spacious apartment has been meticulously decorated to an exceptionally high standard throughout.

The apartment features a large open-plan living, dining, and kitchen area, with floor-to-ceiling windows that open onto a generous private south facing balcony. The fully equipped kitchen boasts top-of-the-range appliances, including a dishwasher and fridge/freezer. The main bedroom includes a dressing area with fitted wardrobes and a modern en-suite bathroom, while the second bedroom is a spacious double room. A separate shower room features high-tech appliances, and a washer/dryer is conveniently located in the utility room.

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



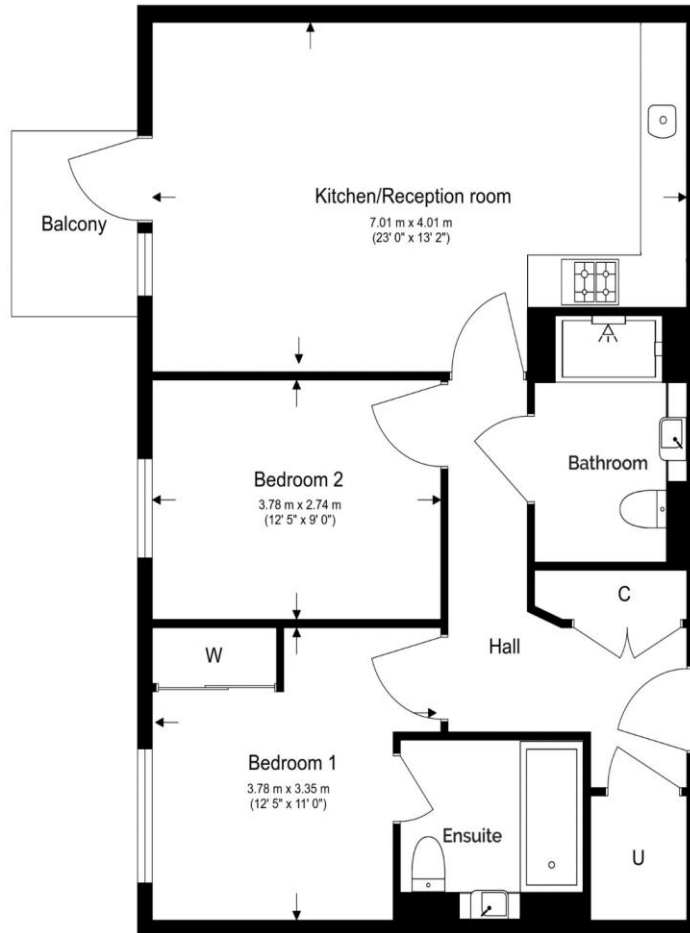


Property Features:

- Two Bedrooms
- Two Bathrooms
- 797 Square Feet (Approx.)
- Private South 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)



Total Gross Internal Area
74 Sq/m - 797 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
<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	

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 01/01/3016 Approximately 991 Years Remaining
Ground Rent:	£400.00 (per annum) for the year 2024
Service Charge:	£4,345.00 (per annum) for the year 2024
Anticipated Rent:	£2,500.00 pcm Approx. 5.4 % Yield

Viewings:

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

Our reference: KEN240106

T: 020 7740 3050

E: surreyquays.sales@benhams.com

W: www.benhams.com

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

