

Endeavour House, Ashton Reach, Rotherhithe, SE16

Asking Price: £300,000

Benham & Reeves

Endeavour House, Ashton Reach, Rotherhithe, SE16

1 Bedroom (s) 1 Bathroom (s) Leasehold

One bedroom apartment located within the prestigious Marine Wharf development. Boasting approximately 445 square feet of living space, this modern gem offers a seamless blend of comfort and elegance. The open-plan layout connects the living area to the contemporary kitchen, creating an ideal setting for entertaining or unwinding. The well-proportioned bedroom features ample fitted storage, while the bright tiled bathroom exudes luxury with its bath and separate shower.

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

Furthermore, this prime location provides 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.







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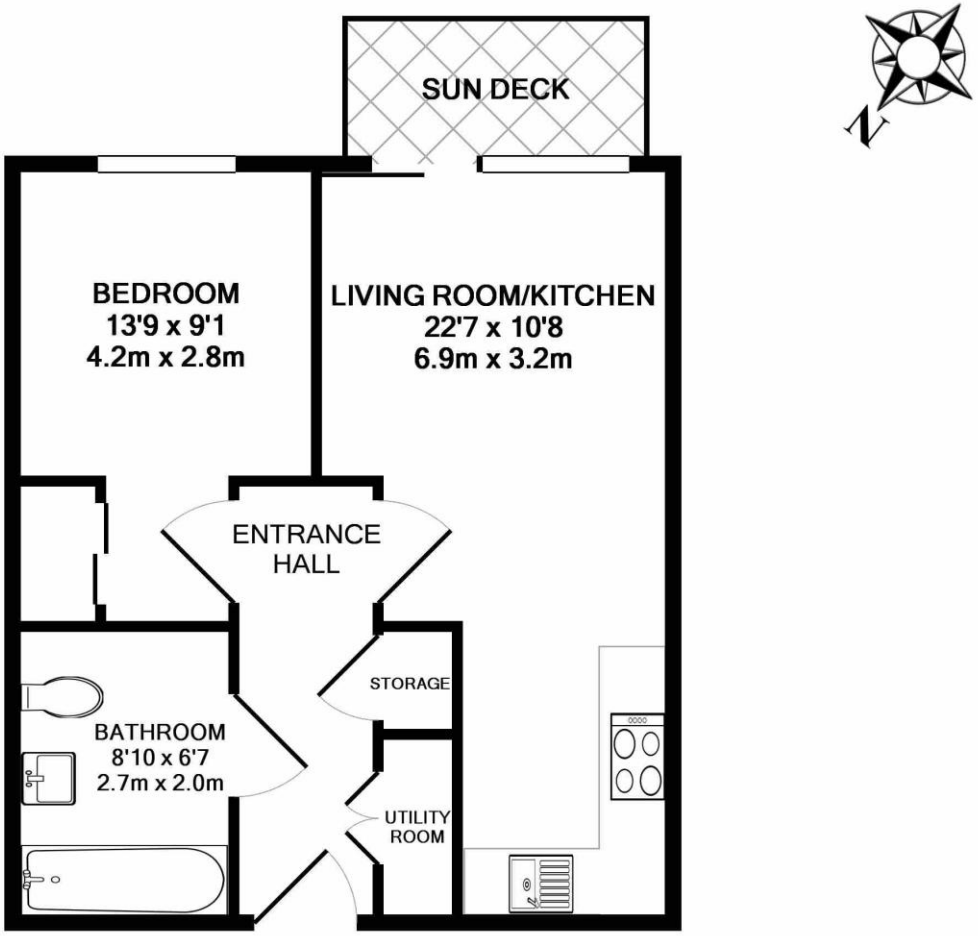




Property Features:

- One Bedroom
- One Bathroom
- 445 Square Feet (Approx.)
- Ground Floor
- 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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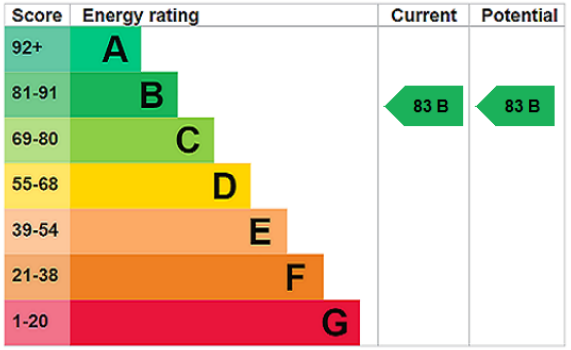


GROUND FLOOR

TOTAL APPROX. FLOOR AREA 445 SQ.FT. (41.3 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:	£300,000
Tenure:	Leasehold Expires 31/12/2015 Approximately 989 Years Remaining
Ground Rent:	£350.00 (per annum) Next Increase: 2031 Increase: As per RPI for the relevant year
Service Charge:	£2,593.62 (per annum) for the year 2026
Anticipated Rent:	£2,000.00 pcm Approx. 8 % Yield

Viewings:

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

Our reference: KEN240034

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