



Endeavour House, Ashton Reach, Rotherhithe, SE16

Price Reduced to: £395,000

 Benham
& Reeves

Endeavour House, Ashton Reach, Rotherhithe, SE16

 1 Bedroom  1 Bathroom  Leasehold

A one bedroom apartment located on the 1st floor of Endeavour House, Marine Wharf.

The apartment boasts approximately 475 square feet of living space and comprises an open-plan living, dining and kitchen area, with floor-to-ceiling windows that lead onto a private balcony. The fully fitted kitchen features top-of-the-line appliances, including a dishwasher and fridge/freezer. The bedroom includes fitted wardrobes. 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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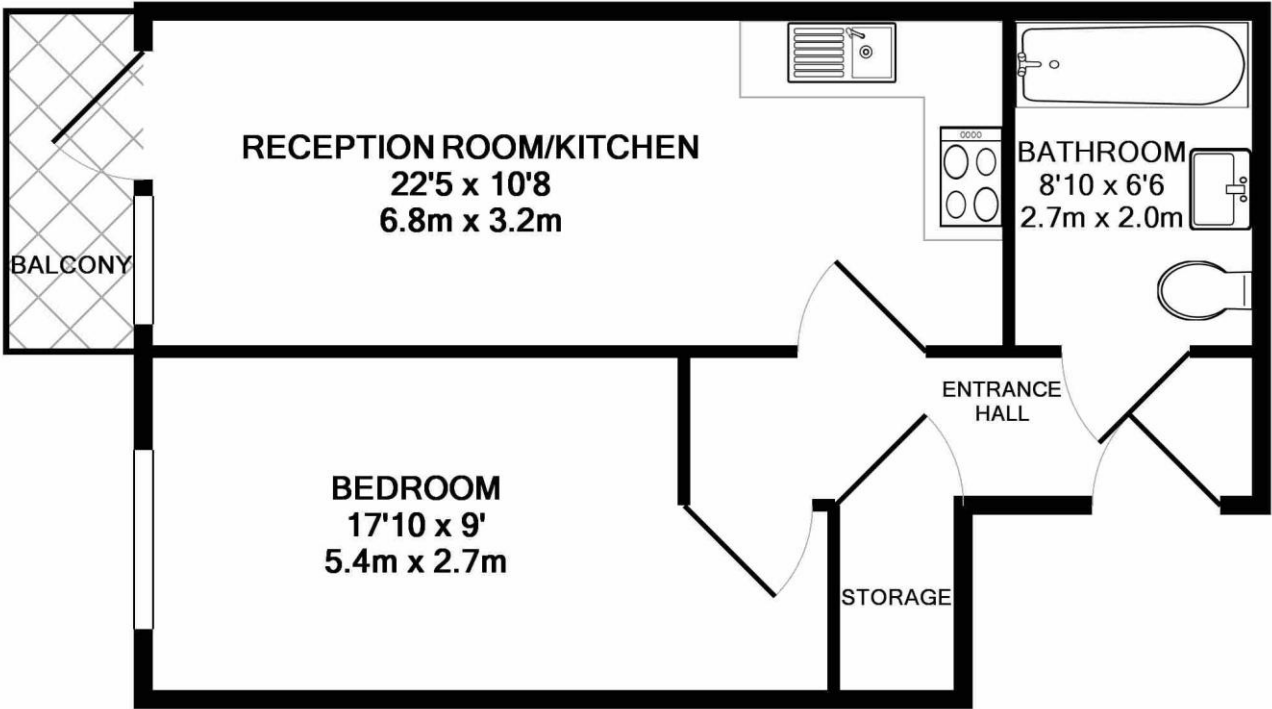


Property Features:

- One Bedroom
- One Bathroom
- 475 Square Feet (Approx.)
- 1st 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	85
(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	



TOTAL APPROX. FLOOR AREA 475 SQ.FT. (44.2 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.

Price Reduced to:	£395,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 990 Years Remaining
Ground Rent:	£350.00 (per annum) for the year 2025
Service Charge:	£2,938.22 (per annum) for the year 2025
Anticipated Rent:	£1,900.00 pcm Approx. 5.8% Yield

Viewings:

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

Our reference: KEN240173

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W: www.benhams.com

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