



# Endeavour House, Ashton Reach, Rotherhithe, SE16

Asking Price: £375,000

 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 572 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.



# Endeavour House, Ashton Reach, Rotherhithe, SE16



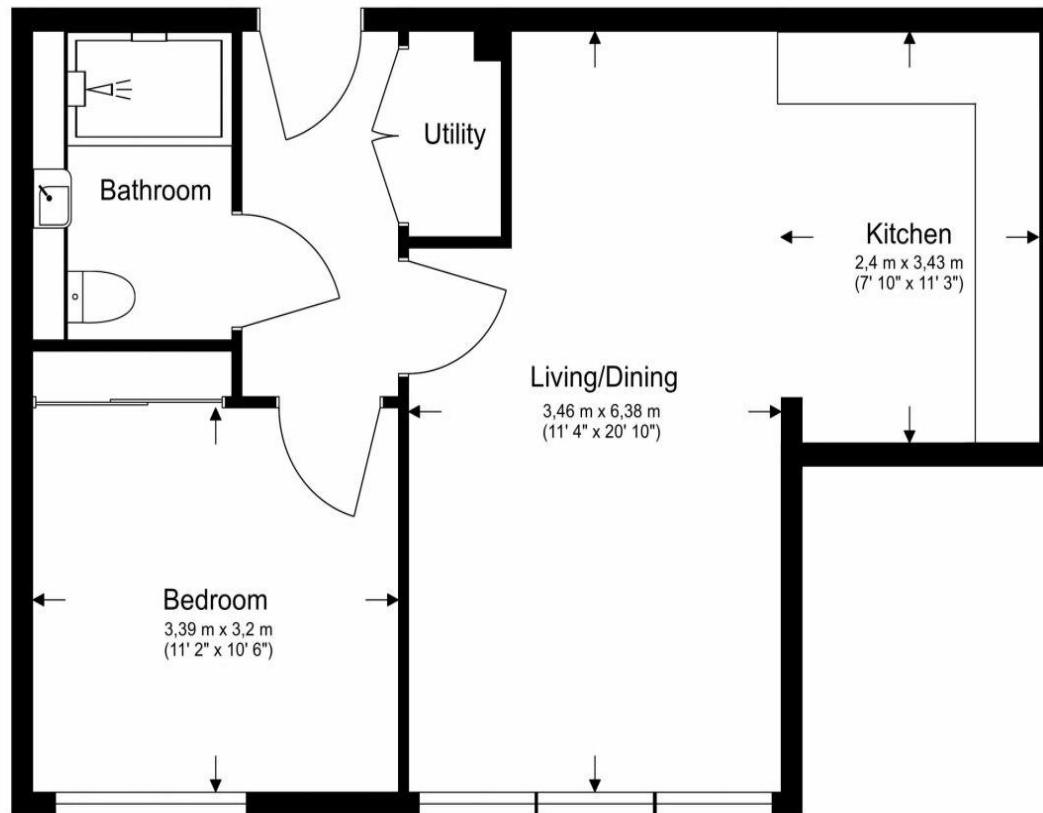
## Property Features:

- One Bedroom
- One Bathroom
- 572 Square Feet (Approx.)
- 24-Hour Concierge
- Communal Gardens
- Residents' Gym & Lobby
- Nelson Dock Pier: 0.4 miles,
- Surrey Quays station (0.5 miles)
- Canada Water station (0.9 miles)
- Rotherhithe station (1.2 miles)



## Ground Floor

Total Gross Internal Area  
53.1 Sq/m - 572 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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:	£375,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 989 Years Remaining
Ground Rent:	£375.00 (per annum) for the year 2026
Service Charge:	£2,760.00 (per annum) for the year 2026
Anticipated Rent:	£1,800.00 pcm Approx. 5.8% Yield

## Viewings:

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

Our reference: KEN260063

T: 020 7740 3050

E: [surreyquays.sales@benhams.com](mailto:surreyquays.sales@benhams.com)

W: [www.benhams.com](http://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

