



# Ensign House, Rope Street, Rotherhithe, SE16

Offers in excess of: £525,000

 Benham  
& Reeves

# Ensign House, Rope Street, Rotherhithe, SE16

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A spacious two bedroom, two bathroom apartment located on the first floor of Ensign House within the esteemed Tavern Quay development.

Offering approximately 805 square feet of living space, this contemporary gem seamlessly combines comfort and elegance. The residence features an exquisitely designed open-plan kitchen and living area, granting access to a private balcony with picturesque views of the Greenland Dock. The primary bedroom boasts an en-suite bathroom and fitted wardrobes, while an additional double bedroom and a family bathroom provide ample accommodation. Abundant hallway storage enhances the practicality of this sophisticated space.

Located near Surrey Quays & Canada Water stations, transportation to Canary Wharf, the City, and Central London is easily accessible. Experience modern living at its finest in this exquisite apartment.





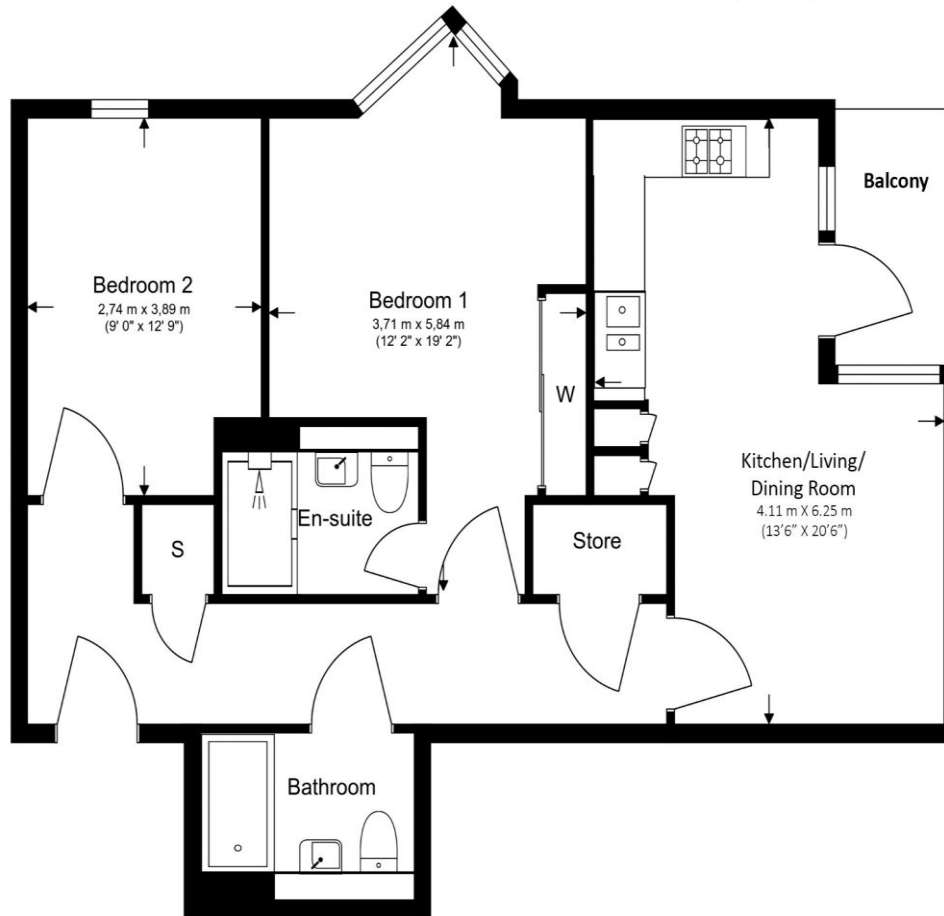
## Property Features:

- Two Bedrooms
- Two Bathrooms
- 805 Square Feet (Approx.)
- First Floor
- Private Balcony
- Greenland Dock View
- 24-Hour Concierge
- Nelson Dock Pier: 0.4 miles, Surrey Quays Station (0.4 miles), Canada Water Station (0.8 miles) and Rotherhithe Station (1 mile)



## 1st Floor

Total Gross Internal Area  
75 Sq/m - 805 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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

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

Offers in excess of: £525,000

Tenure: Leasehold  
Expires 25/03/2264  
Approximately 238 Years Remaining

Ground Rent: Nil

Service Charge: £6,787.60 (per annum)  
for the year 2025, including car park service charge (estimated)

Anticipated Rent: £2,700.00 pcm  
Approx. 6.2% Yield

## Viewings:

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

Our reference: KEN240027

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

