



# Quinton Court, Plough Way, Rotherhithe, SE16

Asking Price: £605,000



# Quinton Court, Plough Way, Rotherhithe, SE16

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Introducing this spacious two bedroom, two bathroom apartment with parking situated within the esteemed Marine Wharf development at Quinton Court.

Offering approximately 905 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. 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.

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.

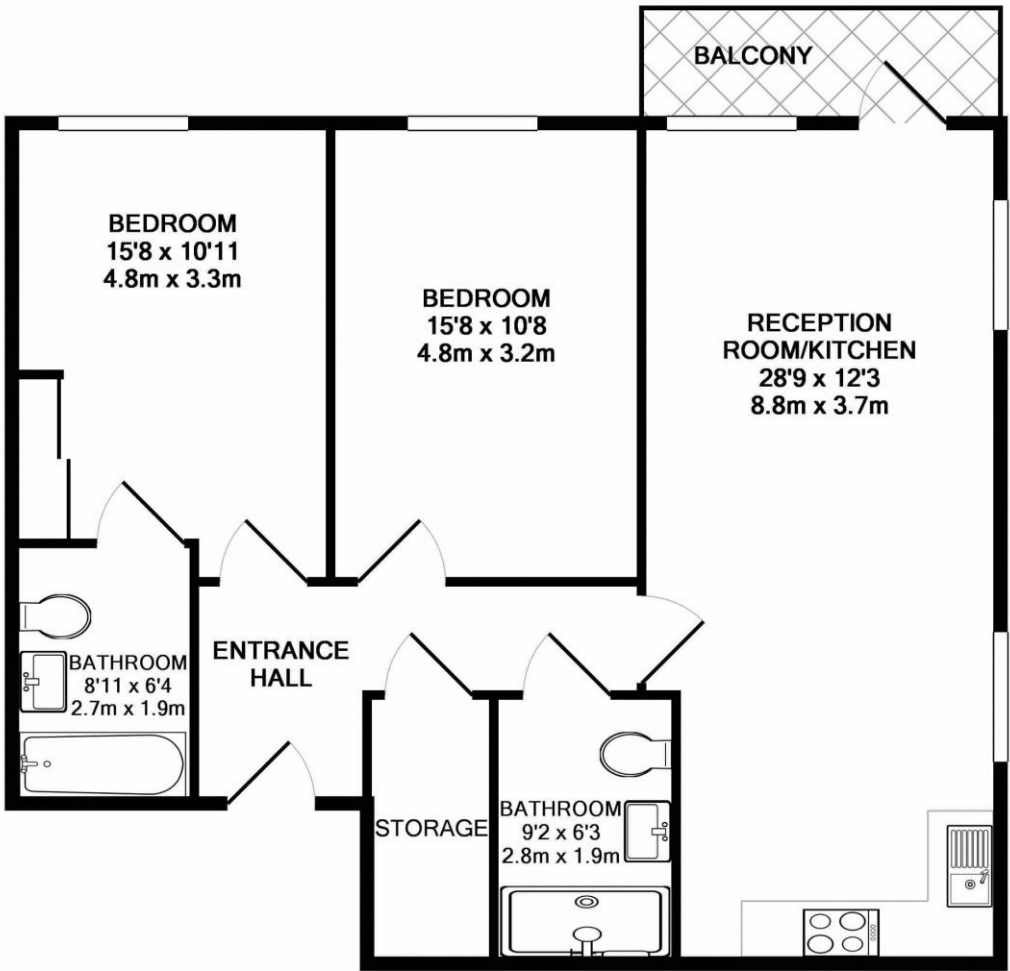




## Property Features:

- Parking
- Two Bedrooms
- Two Bathrooms
- 905 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)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

PW.SE16 - 3RD FLOOR  
 TOTAL APPROX. FLOOR AREA 905 SQ.FT. (84.0 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:	£605,000
Tenure:	Leasehold Expires 01/01/3016 Approximately 990 Years Remaining
Ground Rent:	£500.00 (per annum) Review period: 10 years Next: 2032 Increase: By RPI for the relevant year(s)
Service Charge:	£5,524.00 (per annum) to June 2025
Anticipated Rent:	£3,000.00 pcm Approx. 6 % Yield

## Viewings:

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

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