



Endeavour House, Ashton Reach, Surrey Quays, SE16

Asking Price: £525,000

 Benham
& Reeves

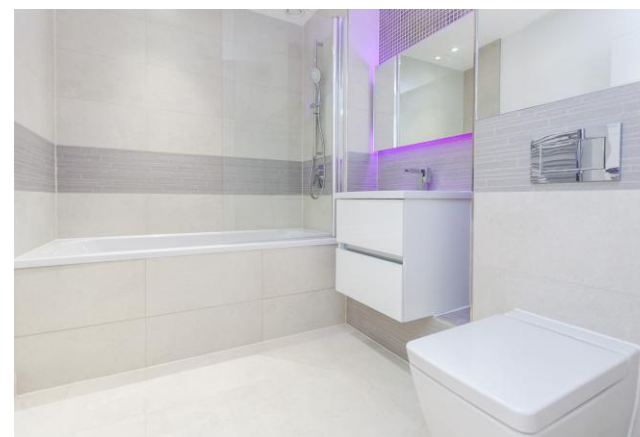
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 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A luxurious, two bedroom, two bathroom apartment with a right to park, located on the 3rd floor of the highly sought-after Marine Wharf development.

This bright and spacious apartment has been meticulously decorated to an exceptionally high standard throughout and features a large open-plan living, dining, and kitchen area, with floor-to-ceiling windows that open onto a generous private south-facing balcony. The fully equipped kitchen boasts top-of-the-range appliances, including a dishwasher and fridge/freezer. The principal bedroom includes fitted wardrobes and a modern en-suite bathroom, while the second bedroom is a spacious double room. A separate shower room features high-tech appliances, and the utility room includes a washer/dryer.

Residents of Marine Wharf enjoy exclusive access to a fitness and leisure suite, complemented by a 24-hour concierge service. The prime location also offers excellent transport 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.

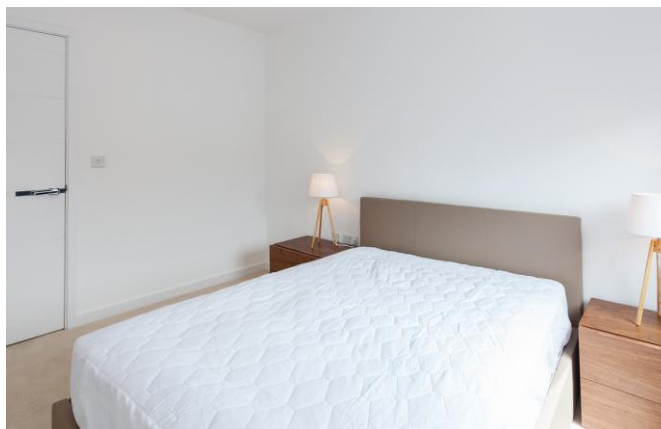


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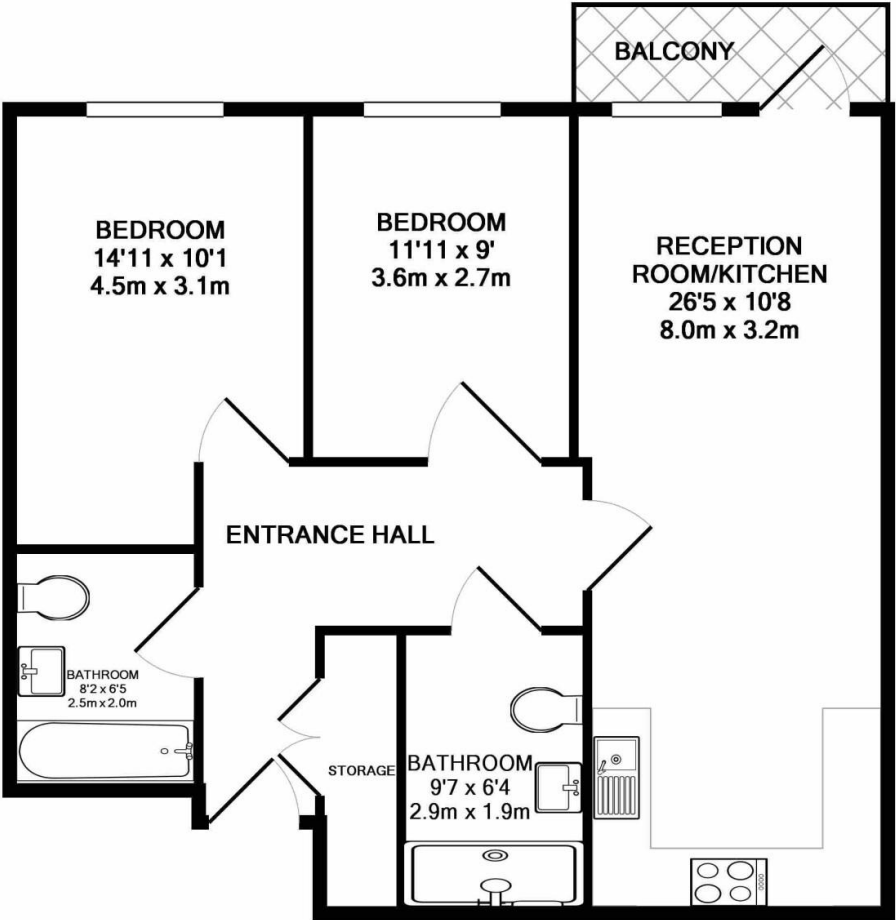


Property Features:

- Right to Park
- Two Bedrooms
- Two Bathrooms
- Third Floor
- 770 Square Feet (Approx.)
- 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)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SE16 7EQ
TOTAL APPROX. FLOOR AREA 770 SQ.FT. (71.5 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:

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Asking Price:	£525,000
Tenure:	Leasehold Expires 31/12/3015 Approximately 989 Years Remaining
Ground Rent:	£500.00 (per annum) For the year 2026
Service Charge:	£3,756.03 (per annum) For the year 2026
Anticipated Rent:	£2,500.00 pcm Approx. 5.7% Yield

Viewings:

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

Our reference: CHD260032

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