



Rope Street, London, SE16 7TF

Located next to picturesque Greenland Dock and part of iconic grade II listed building, in the heart of Canada Water / Surrey Quays. The property boasts a generous open plan living area enjoying stunning and pleasant water views, a modern kitchen, the two bedrooms, and the good sized family bathroom. Onsite benefits include residents allocated car parking and bicycle shed. The River Thames and Greenland (Surrey Quays) Pier Thames Clipper for a 5 minute commute to Canary Wharf are just round the corner, while Canada Water and Surrey Quays stations are within walking distance. Located a short stroll from a plethora of local amenities including independent pubs and cafes and grocery shops in the recently built Marine Wharf and Greenland Place developments, as well as the upcoming Canada Water Masterplan, the property is ideal for both, professionals looking for a private place to retreat without sacrificing location and easy access to some of the best aspects of city life, and for investors looking for high rental yield.

Service charges approx £1130 pa.

Ground rent £50 pa.

88 years left on the lease. Purchase of share of freehold is a possibility for buyers

Figures may vary. Please double check all figures with your conveyancer.

Please note some of these pictures (furniture on both bedrooms) have been digitally staged

Leasehold

- Grade II Listed Building
- Purchase Of Share of Freehold in Progress
- Picturesque Setting and Water Views
- Chain Free
- Moments from Thames Clipper for a 5 Minute Commute to Canary Wharf
- Close to Plethora of Local Amenities
- Allocated Car Parking Space and Bicycle Shed
- Moments from Canada Water Masterplan
- Modern Kitchen

Alex & Matteo
ESTATE AGENTS

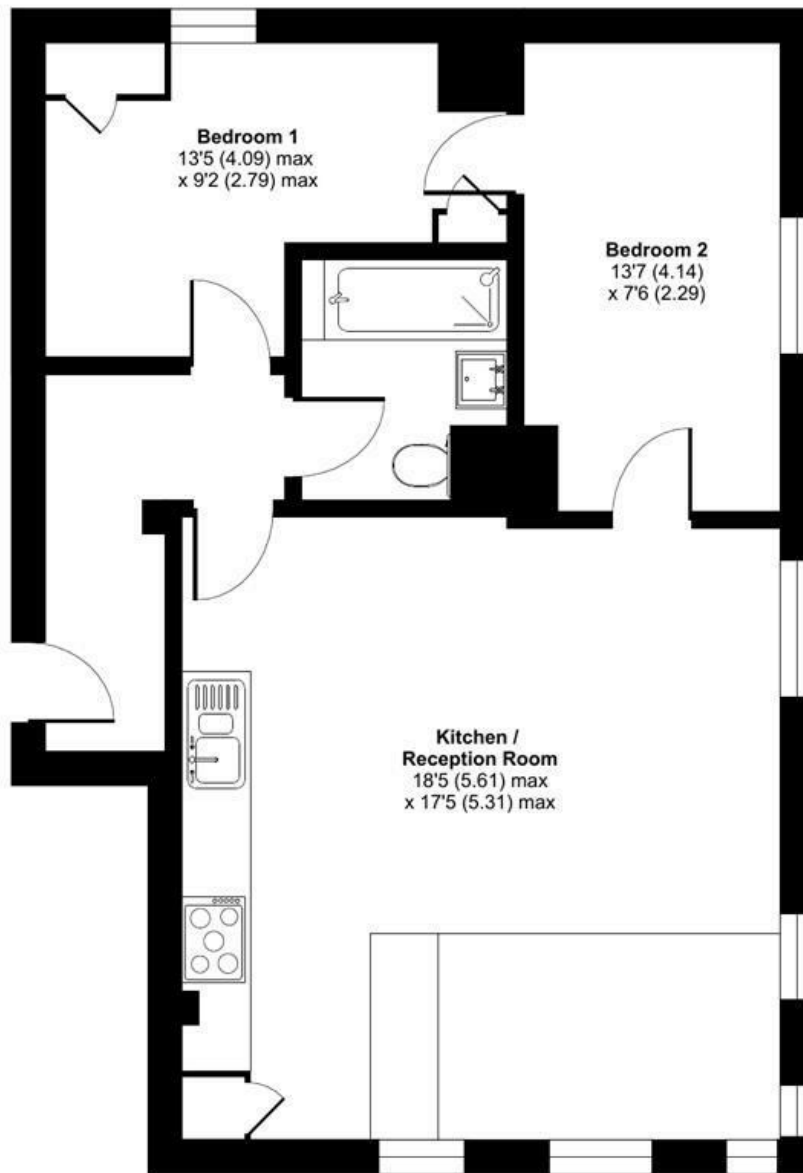
£425,000



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Approximate Area = 642 sq ft / 59.6 sq m

For identification only - Not to scale



GROUND FLOOR

Alex & Matteo
ESTATE AGENTS



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Alex & Matteo Estate Agents. REF: 945336

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		