

3 Bed Penthouse In Rope Street , Surrey Quays, SE16 7TE

£750,000





SHORT DESCRIPTION

Property Ref: 13336 Council Tax:E Yearly Service Charge:£7429.50 -Stunning duplex penthouse in the Grade II listed Swedish Quay Residence -Breathtaking views of Greenland Dock and Canary Wharf -Located on the 3rd and 4th floors with private lift access - Recently refurbished modern kitchen including all built in high-spec Neff appliances, induction hob, and underfloor heating - Open-plan spacious living room with abundant natural light and large bay window seat overlooking the water - Large conservatory with an all-glass ceiling, ideal space for an indoor garden -Master bedroom with double-height ceilings, brand new en-suite bathroom, walk-in wardrobe, bay window seating area, and balcony garden overlooking Greenland Dock -Second bedroom with built-in wardrobes, high arched bay windows and deep window seats -Newly installed Worcester boiler with 10 year guarantee and annual service included -Private gated courtyard with parking bay included (free guest parking if needed) - Situated in-between Greenland Dock and South Dock Marina -Walking distance to Canada Water Station (Jubilee Line & London Overground) and Surrey Quays Station (London Overground) and cycling distance to Greenwich, Blackheath, Bermondsey, Canary wharf, London Bridge and Central London - Greenland Pier located at the end of the road for Thames Clipper service to Canary Wharf and the City - Nearby Surrey Docks Fitness and Watersports Centre, and Plough Way developments with cafes / restaurants, beauty salons, yoga and fitness studios. - Late night supermarkets within few minutes walking distance - Area undergoing significant investment via the Canada Water Masterplan - Share of freehold, 963 years remaining - Chain-free - Viewing strongly advised to appreciate the full appeal and potential of this magnificent property....

3

Bed Room(s)

2

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total area: approx. 108.5 sq. metres (1168.4 sq. feet)
Measurements are approximate. Not to Scale. Illustrative purposes only.
Plan produced using Planity.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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