



**Mary Rose Square, SE16 7EL**  
**Offers In Excess Of £500,000**

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# Mary Rose Square, SE16

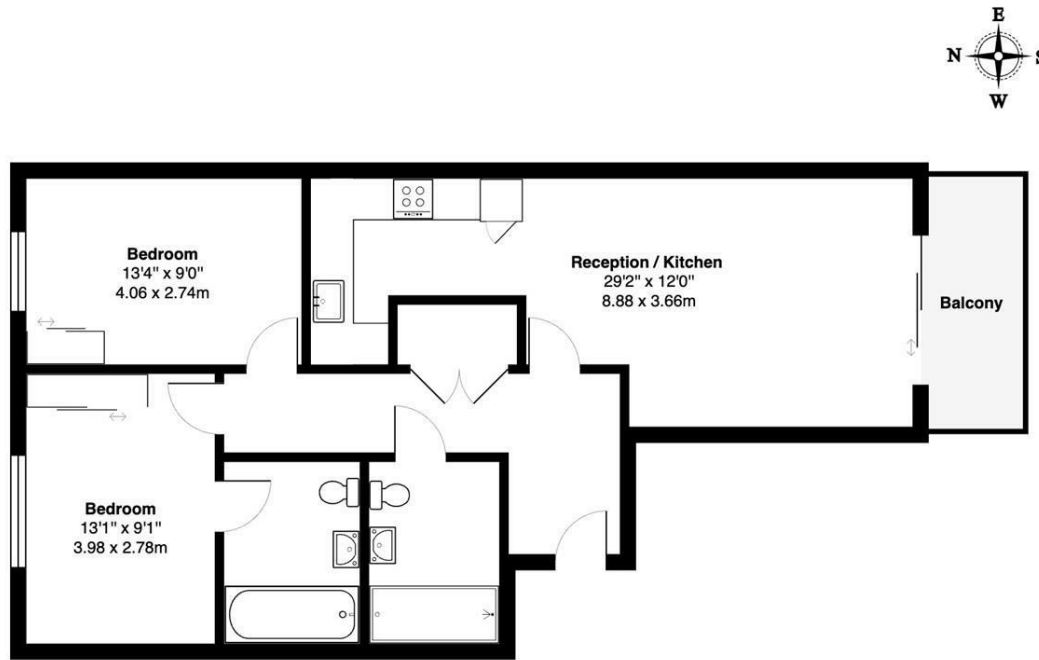
- Two double bedrooms
- Spacious reception room
- Open plan kitchen
- Private balcony
- 24 hour concierge
- Fitness and leisure suite

Two double bedroom apartment in the vibrant Marine Wharf development, located minutes from Canada Water station. Situated on the first floor the apartment benefits from spacious reception room, fully fitted kitchen, one en-suite bathroom and main family bathroom.

The complex comes complete with on-site amenities including a 24-hour concierge service, a residents` fitness and leisure suite. The apartment is inspired by maritime influences throughout and finished to a very high specification.







Baroque Gardens, Mary Rose Square, SE16

Total Gross Area: 792 ft<sup>2</sup> ... 73.5 m<sup>2</sup> (excluding balcony)

All measurements are approximate and for identification guideline purposes only, not to scale.  
Compliant with the RICS code of measuring practice



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</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 &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</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 environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Viewing

Strictly by appointment with:  
Coopers of London, 22 Cleveland Street,  
Fitzrovia, London W1T 4JB  
[info@coopersonlondon.co.uk](mailto:info@coopersonlondon.co.uk)

**0207 580 9658**

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