



**Helena Square, LONDON SE16 5XP**



*welcome to*

**Helena Square, LONDON**

**\*\*TWO BEDROOMS FIRST FLOOR FLAT\*\***

This property briefly comprises of an entrance hall, reception room, recently refitted kitchen, bathroom & TWO GENEROUSLY SIZED BEDROOMS.



Barnard Marcus Peckham are excited to present this **STYLISH 2 BEDROOM FLAT** idyllically positioned on the **RIVER THAMES** and situated within short distances of both **CANADA WATER & ROTHERHITHE STATIONS** which provide services into **CANARY WHARF, GREEN PARK (Jubilee Line) & WHITECHAPEL (Elizabeth line and Overground)** in as little as 10 minutes!

This property briefly comprises of an entrance hall, reception room, kitchen, bathroom & **TWO GENEROUSLY SIZED BEDROOMS**.

Situated on the doorstep of the delightful River Walks, this prime location offers excellent transport links with a short walk to Rotherhithe & Canada Water Stations, providing easy access to the Jubilee Line and Overground services. Close to local shops, cafes, and the vibrant community of Rotherhithe, this property offers a perfect blend of urban convenience and riverside tranquility.

### **Entrance Hall**

### **Reception Room**

14' 6" x 13' 6" ( 4.42m x 4.11m )

### **Kitchen**

9' 9" x 6' 3" ( 2.97m x 1.91m )

### **Bathroom**

### **Bedroom One**

9' 9" x 7' ( 2.97m x 2.13m )

### **Bedroom Two**

12' 3" x 10' 3" ( 3.73m x 3.12m )

### **Lease Information**



***view this property online*** [barnardmarcus.co.uk/Property/PKM102905](https://barnardmarcus.co.uk/Property/PKM102905)



welcome to

## Helena Square, LONDON

- 2 BEDROOM FLAT
- LEASEHOLD
- WELL- PRESENTED THROUGHOUT
- RIVERSIDE DEVELOPMENT
- EXCELLENT LOCATION

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£475,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/PKM102905](https://www.barnardmarcus.co.uk/Property/PKM102905)



Property Ref:  
PKM102905 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



barnard marcus



**020 7635 8641**



[peckham@barnardmarcus.co.uk](mailto:peckham@barnardmarcus.co.uk)



152 Rye Lane, Peckham, LONDON, SE15 4NB



[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)