



# Rushcutters Court

2 Boat Lifter Way, SE16

Offers in excess of £450,000

Spacious two-bedroom, two-bathroom apartment with large balcony boasting stunning views across South Dock Marina in Surrey Quays, SE16.



# Rushcutters Court

## 2 Boat Lifter Way, SE16

- Two Double Bedrooms
- Two Bathrooms
- Balcony with Stunning Marina Views
- Share of Freehold
- First floor
- Great Transport Links
- Excellent location on South Dock



Welcome to this stunning two-bedroom apartment, with secure allocated parking, nestled within a private development at South Dock Marina. Situated on the first floor, this exceptional home boasts a bright reception room, flooded with natural light from expansive floor-to-ceiling patio doors. These doors seamlessly connect to a balcony offering breath-taking views of the docklands and Canary Wharf. The galley kitchen features modern, fully integrated appliances and sleek worktops, while the two spacious double bedrooms ensure comfort and relaxation, with the primary bedroom complete with its own ensuite bathroom. A contemporary bathroom rounds out this beautifully designed layout.

Beyond the apartment's impressive interior, you'll find yourself atop one of London's most picturesque marinas, with easy access to a tranquil woodland nature reserve, home to rare bird species, lush green spaces, and charming ponds. Canada Water station is just a short walk away, providing quick access to the Jubilee line and Overground, allowing you to reach the City of London in just 15 minutes. The West End is accessible in 30 minutes, while Canary Wharf is a quick ferry ride or under 10-minute journey via the Jubilee line. The area is also rich with amenities, including a large Tesco Extra, artisanal cafés, restaurants, and wellness spots, all within a leisurely stroll. This apartment is perfect for individuals or couples seeking a serene urban retreat or for investors looking for a lucrative buy-to-let opportunity.

**Tenure:** Share of Freehold 96 years 5 months

**Service Charge:** £4400 pa

**Ground Rent:** £0 Peppercorn

**Local Authority:** London Borough of Southwark

**Council Tax Band:** E

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| A (92-100)                                  |         |                         |
| B (81-91)                                   |         |                         |
| C (69-80)                                   |         |                         |
| D (55-68)                                   | 66      | 76                      |
| E (39-54)                                   |         |                         |
| F (21-38)                                   |         |                         |
| G (1-20)                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

## Chestertons Surrey Quays Sales

2 Plough Way

London

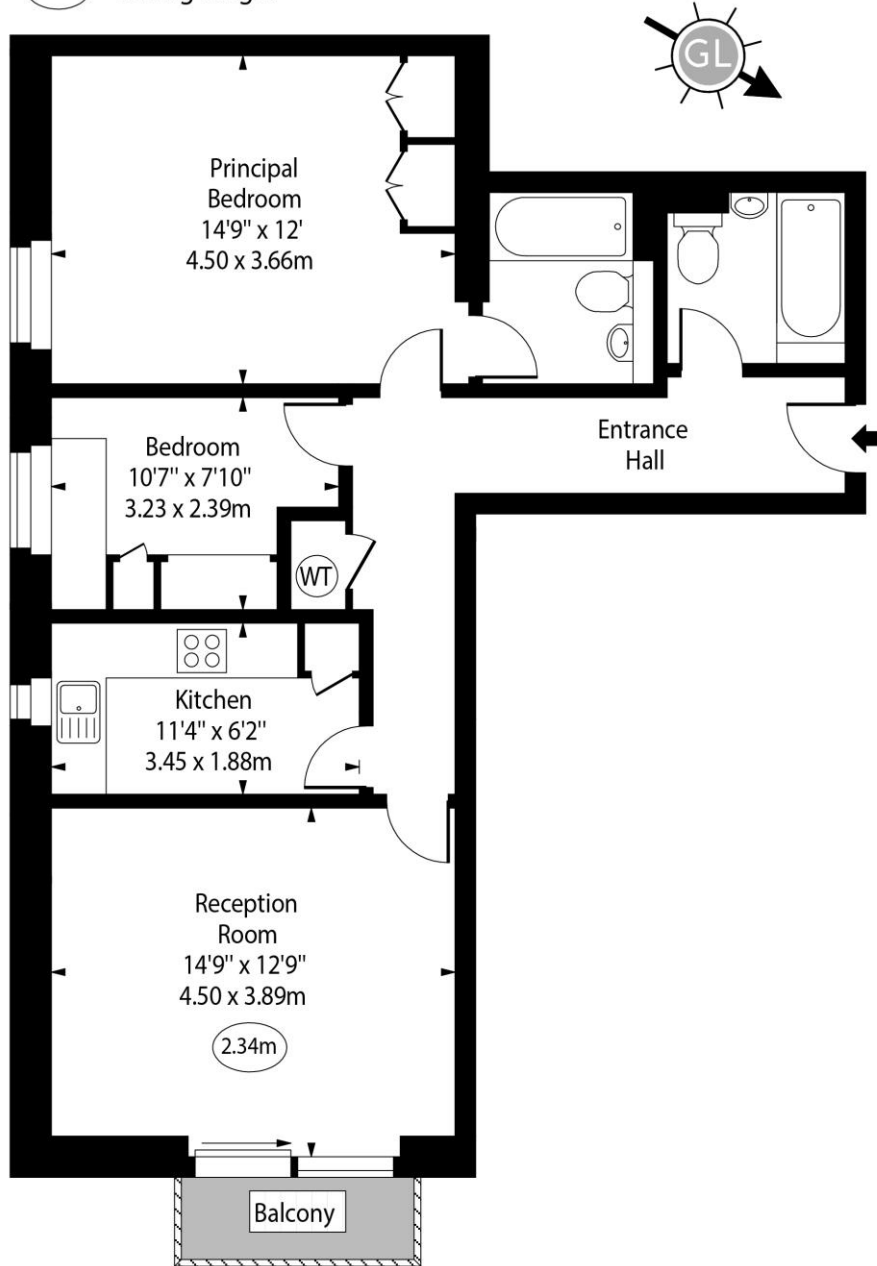
SE16 2EU

+44 (0)20 7378 0644

[chestertons.co.uk](http://chestertons.co.uk)

# Rushcutters Court, Boat Lifter Way, SE16

○ - Ceiling Height



First Floor

Approx Gross Internal Area 745 Sq Ft - 69.21 Sq M

For Illustration Purposes Only - Not To Scale

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