

Adams Gardens Estate, Rotherhithe

Asking Price £450,000 Leasehold

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Adams Gardens Estate, Rotherhithe

Tucked into the old cobbled streets of Rotherhithe's historic village centre, the 1950's built Adams Gardens Estate enjoys a peaceful charm rarely found in the back-drop of post-dock Canada Water. This purpose built 3 bedroomed apartment occupies the first floor and benefits from the high ceilings and large windows that you would expect from a property of this age. The residence features a gas-fired combination boiler, a contemporary fully tiled shower room, and Karndean wooden flooring throughout, complemented by carpeted bedrooms. Moreover, since its acquisition in 2017, the property has undergone extensive renovations including replastering, updated plumbing and electrics, installation of a Howdens kitchen, and a refurbished bathroom. Conveniently located a stone's throw away from Rotherhithe and Canada Water underground stations, it offers a leisurely riverside stroll to Shad Thames and Tower Bridge.

- Three Double Bedrooms
- Double Glazed, Gas Central Heating
- 0.1m to Rotherhithe Station
- First Floor Apartment
- Historic Rotherhithe Location
- 0.2m to Canada Water Station

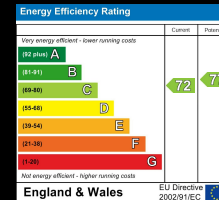
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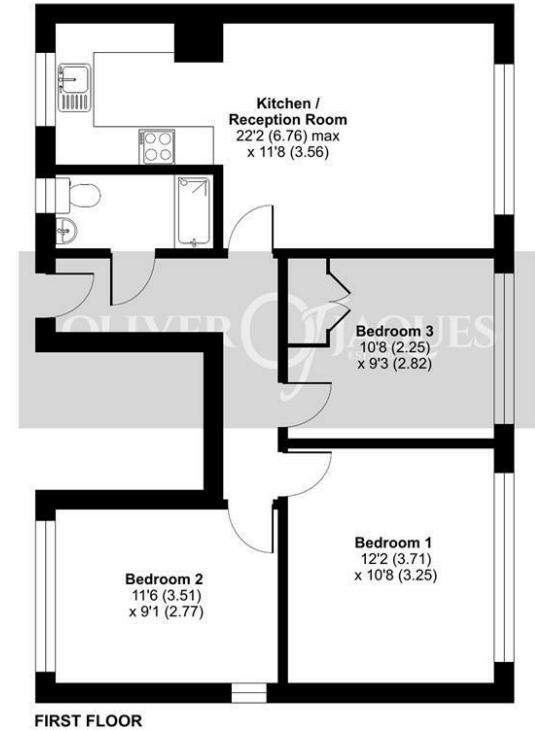
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Adams Gardens Estate, London, SE16

Approximate Area = 695 sq ft / 64.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhccom 2024. Produced for Oliver Jaques. REF: 1119216

Tenure: Leasehold

Ground Rent: £10 pa

Service Charge: £1,964.88 pa

Lease Expires: 25th June 2119

Shared Ownership: No

Council Tax Band: Southwark London Borough Council (Band C)

£1,593.76 pa