



**Selbon**

Residential sales & lettings

Plough Way, Rotherhithe,  
London, SE16 7AB

Offers over £625,000 Leasehold



**01252 979300**

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

- Four Bedroom Duplex Apartment
- Modern Kitchen with Built-In Appliances
- Prestigious Gated Development
- 1300Sq.Ft. Of Accommodation
- Close to Local Amenities
- Recently Refurbished Internally
- Bedroom One with Juliette Balcony
- Secure Underground Parking
- Approx. 100 Year Lease Remaining
- Close to Road & Rail Links

Selbon Estate Agents are delighted to offer to the market this four bedroom split-level apartment located on the second and third floor of this fantastic development situated in Surrey Quays.

The property has been updated by the current owners internally and is offered for sale with no onward chain.

On entering the property you are welcomed into an entrance hallway with storage cupboard. The open plan kitchen/breakfast/dining room has been re-fitted and comes complete with eye and base level cupboard and drawer units under a Quartz work surface. Built-in appliances include: oven, hob and fridge/freezer. From the reception space is a Juliette balcony.

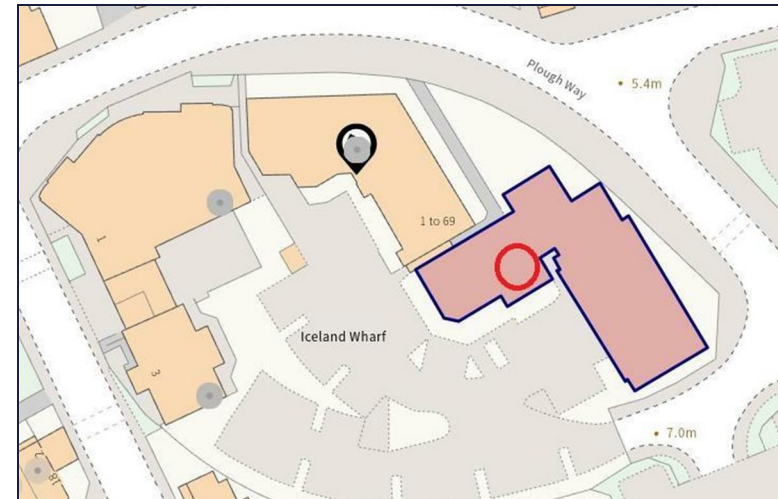
Further accommodation includes; lounge, bedroom one with Juliette balcony and en-suite. Bedroom two and three also with en-suites and a family shower room.

Situated within this secure gated development, the apartment benefits from a large range of local amenities. Surrey Quays Shopping Centre is within easy reach and offer a large range of high street retailers, ten pin bowling alley, bars & restaurants. Surrey Docks Water sports Centre also offers a gym along with a wide range of sporting activities including Indoor Cycling, Canoeing, Kayaking, Power boating and Sailing amongst others.

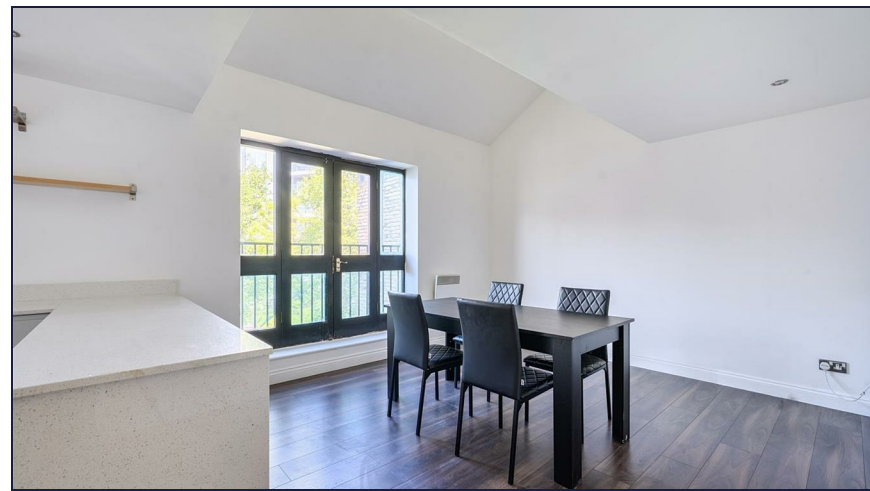
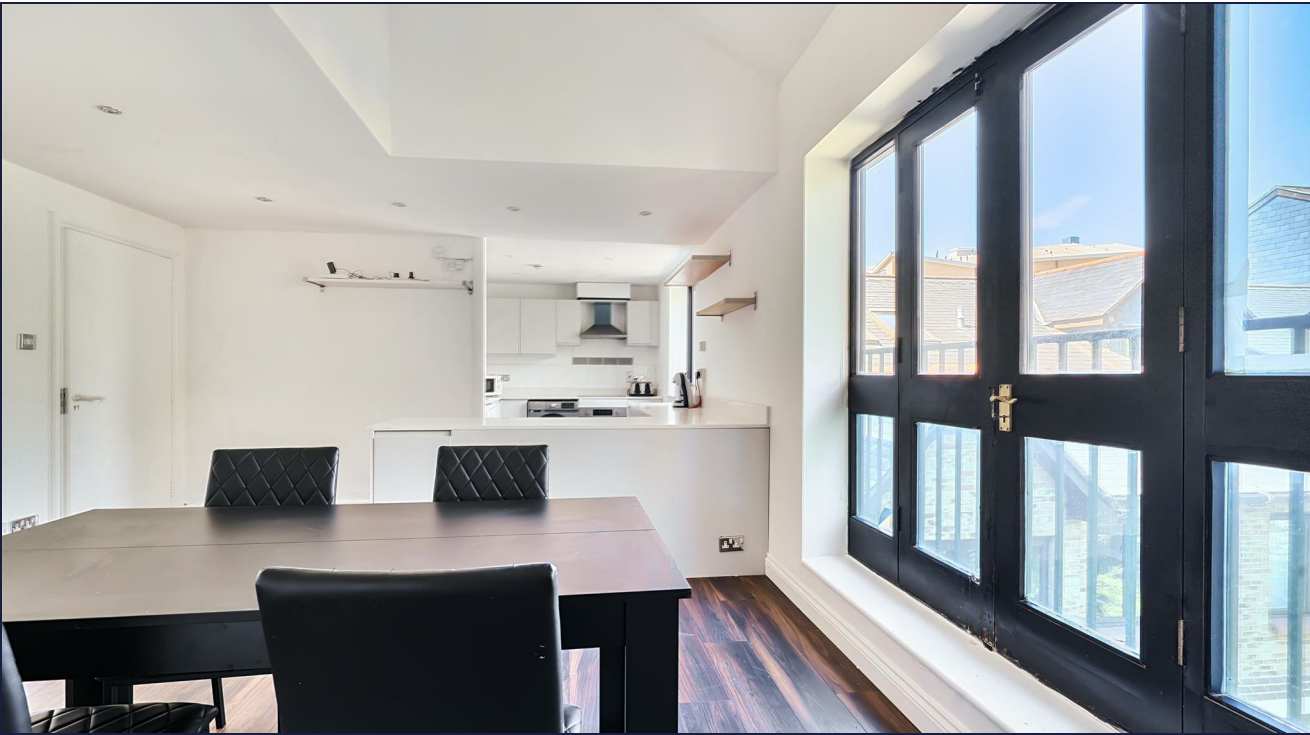
Iceland Wharf also offers excellent transport links and is a short distance from Surrey Quays tube station and Canada Water station, the Jubilee line leading from Stratford to Green Park, gives easy access to both Canary Wharf the City and the West End.

The property also comes with secure parking.

We are advised that the current service charge is £2600 per annum, the ground rent is £125 per annum and there are 100 years remaining on the lease.



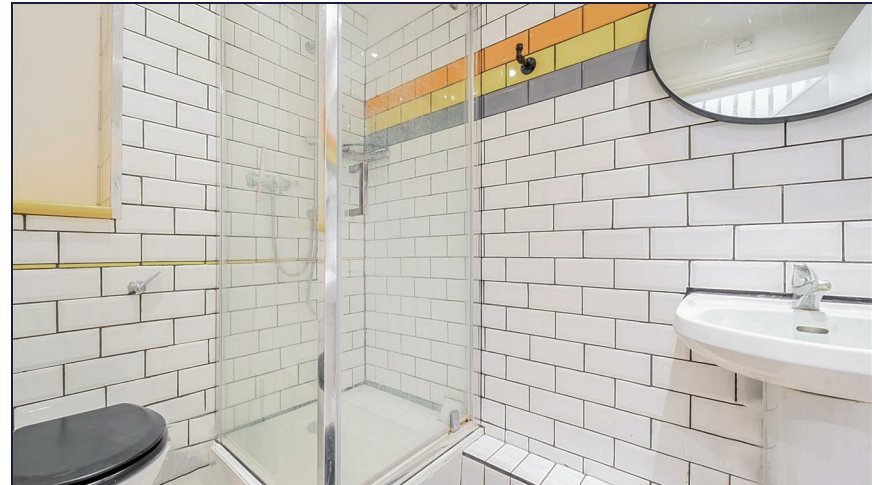
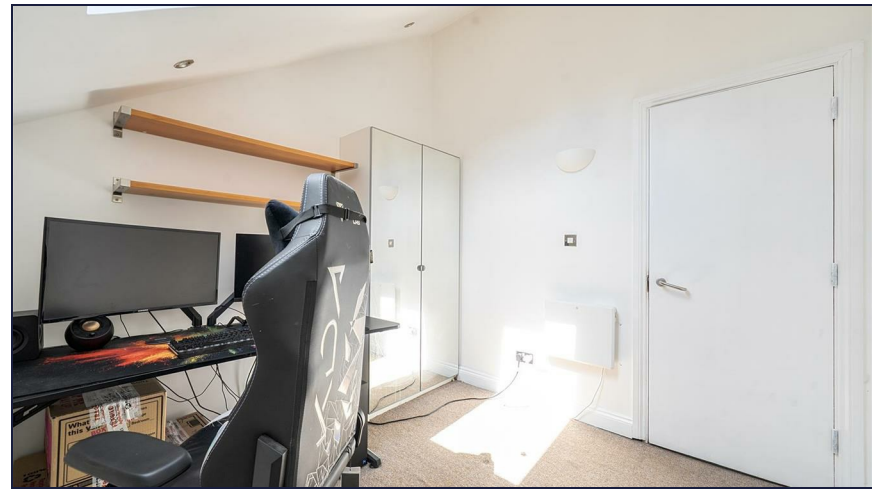










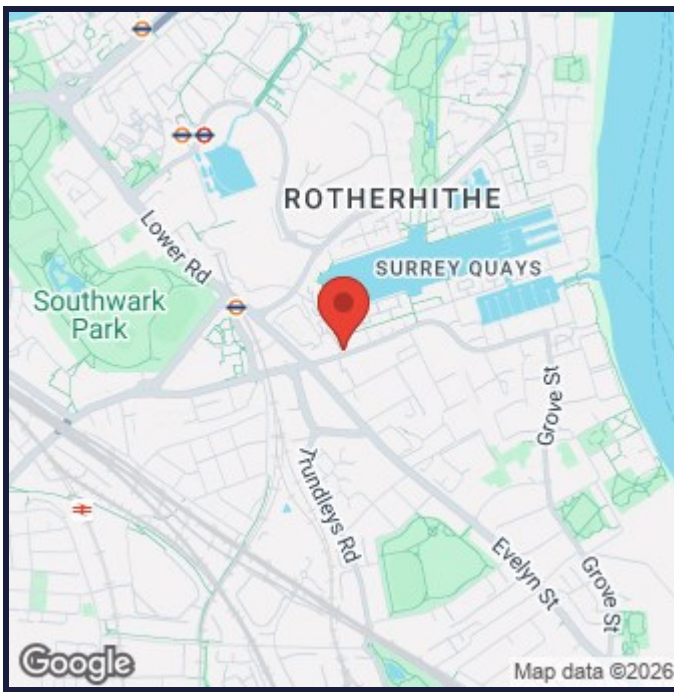
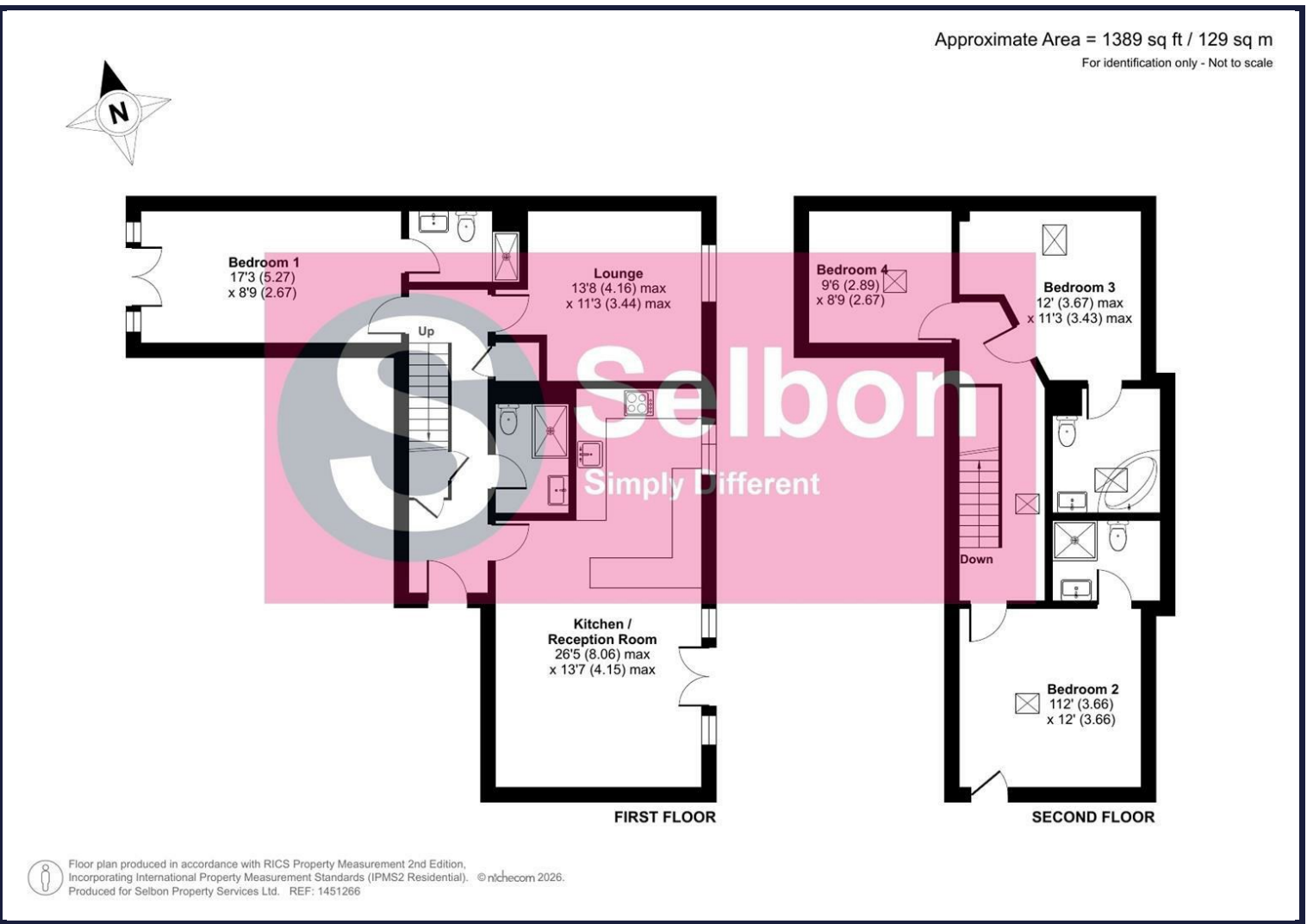




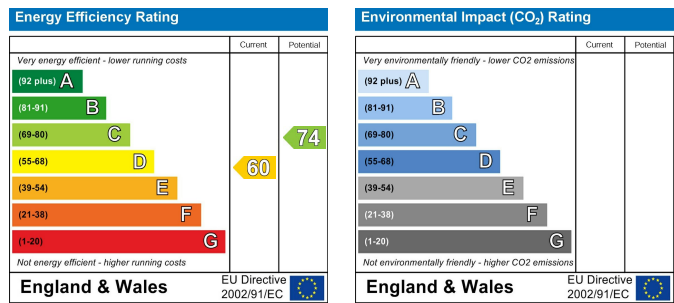


Floor Plans

Area Map



Energy Performance Graph



Viewing

Council Tax Band: E

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

We give notice that these particulars are produced in good faith and in accordance with the Digital Markets, Competition and Consumers Act 2024 (DMCC Act). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.