



# For Sale

## Flat

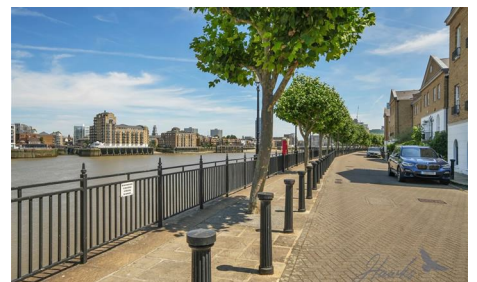
Helena Square | London | SE16

Asking Price **£425,000** | Leasehold

1 Receptions | 2 Bedroom | 1 Bathroom

- Rotherhithe Overground station (Windrush line): 0.6 miles
- Canada Water station (Jubilee line, Windrush line, and Surrey Quays shopping): 0.7 miles
- Rotherhithe Pier (Uber Boat by Thames Clippers): 0.4 miles
- Surrey Docks Farm: 0.6 miles
- Southwark Park: 0.8 miles
- Beautiful Thames Path Walk on Doorstep

FREEDOM TO MOVE





Helena Square, SE16

58.5 sq m / 629 sq ft



<small>GROSS INTERNAL AREA (GIA)</small> 58.5 sq m / 629 sq ft	<small>TOTAL STORAGE SPACE</small> 0.9 sq m / 9 sq ft	<small>EXTERNAL FEATURES</small> None, Balcony, Terrace etc. 0.0 sq m / 0.0 sq ft	<small>RESTRICTED HEADROOM</small> Minimum room height 0.0 sq m / 0.0 sq ft
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Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

### 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>		<b>76</b>
(55-68) <b>D</b>	<b>64</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	

A two-bedroom apartment on the top (third) floor of a gated riverside development in Rotherhithe, SE16, with direct access to the Thames path immediately behind the building and an allocated underground parking space, both genuinely hard to find together in this part of SE16.

The front door opens into a hallway with wood-effect flooring that runs throughout the apartment. To one side, the reception room (14'8 x 13'6) is the largest room in the flat, well-proportioned enough to separate a seating area from a desk or reading corner, with a window to the rear. The galley kitchen (9'10 x 6'7) is fitted with cream units, a built-in oven and hob, with a window over the sink for natural light and ventilation.

The principal bedroom (12'9 x 10'6) has fitted mirrored wardrobes and a window to the rear. The second bedroom (9'9 x 6'9) is a well-proportioned single, suited equally to a guest room, nursery or home office. The bathroom (6'10 x 6'0) is fitted with a bath, mains shower over, wash basin and WC, and there are two additional built-in storage cupboards off the hallway, useful in a flat this size.

Outside, the development sits within a gated courtyard with mature hedging and planting, a step up from the standard mews-style entrance for the area. The Thames path runs directly behind the building, a quiet, tree-lined stretch of the river with the City skyline visible in the distance. The allocated underground parking space is included in the sale.

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All distances measured in a straight line from the property.

Asking price £425,000. Leasehold, approximately 95 years remaining. Council Tax Band C. Ground rent £625 per annum. Service charge currently £5,112 per annum (will be reducing back down to approx £3500pa)



# Hawks

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Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.