



## Rope Street, South Dock Marina SE16

A bright and well-proportioned 811sqft apartment directly overlooking South Dock Marina. It has a south-facing aspect, two refitted bathrooms, huge hallway, relaxing reception, a separate kitchen, secure parking and a gated communal garden.

- Two double bedrooms
- Two bathrooms
- Marina-facing living room & balcony
- 811 sqft / 75.3 sqm
- Secure parking space
- Gated communal garden
- Separate kitchen
- EPC Rating: B

£539,950

Urban Patchwork



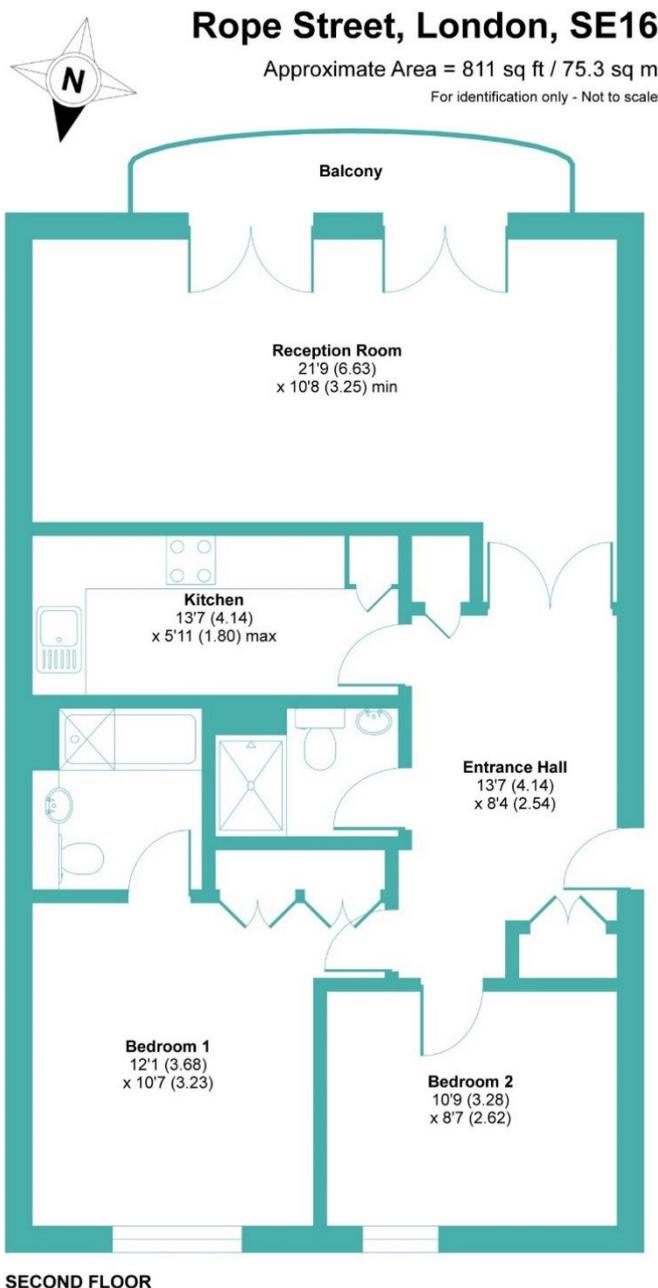
Unit B, Ensign House, Rope Street, London, SE16 7EX · 020 7043 2348 · [www.urbanpatchwork.co.uk](http://www.urbanpatchwork.co.uk)

Both double bedrooms overlook the garden, while the master benefits from an en-suite bathroom and fitted wardrobes. The larger than average hall is practically another room and would make for a perfect home office area. The open-plan reception is entered through double doors and has plenty of space to relax and dine, you can also access the water-facing balcony from both sets of patio doors. Additionally, there is full double glazing, a recently fitted Megaflow boiler, a dishwasher, a sizeable storage cupboard and a secure allocated parking space beneath the building where you will also find cycle racks.

This second-floor property is part of the well-maintained Rainbow Quay development which was constructed in the late 90's and is comprised of 144 homes. There is a secure entry system, a gated and green shared central garden and superfast internet is available through Hyperoptic. The communal hallways have also recently been refurbished.

The tranquil surroundings include the docks and the Thames Path. Nearby is Surrey Docks Fitness and Watersports Centre, together with the shops, cafes and green spaces of the recently developed Greenland Place, including Tesco Express and Plough Way Cafe. A scenic walk takes you to Canada Water Station (Jubilee Line & London Overground, Zone 2) and Surrey Quays Station (London Overground, Zone 2). The River Bus services from Greenland Pier also offer an alternative way of commuting to both The City and Canary Wharf.

The service charge including reserve is £2,442 per annum (inc. reserve fund contribution of £660), ground rent is £310.10 per annum and the underlying lease has 100 full years. The share of freehold will soon be available to purchase.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	82	85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			
		EU Directive 2002/91/EC	