



## Swedish Quays, Rope Street, Surrey Docks SE16

An expansive 1539sqft Grade II listed property offering views of Greenland Dock and South Dock Marina. Fully refurbished and arranged over three floors, it has two receptions, two bathrooms and a high specification interior. Easily accessible to Canada Water and Surrey Quays stations.

- Three double bedrooms
- Two receptions
- Two bathrooms
- 1,539 sqft / 143 sqm
- Dock views
- Refurbished throughout
- Grade II listed
- EPC rating: C

£850,000

Urban Patchwork



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

This truly stunning share-of-freehold refurbished home is bright and spacious throughout. On the ground floor it has two entrances, a converted garage which is now a second reception, a double bedroom and a WC. The first floor is where the main living area are with the vast reception which offers plenty of room to relax and dine, and the superb German kitchen with Miele appliances. The master bedroom with fitted wardrobes and an en-suite shower room is located on the top floor, together with the main luxurious bathroom and a further spacious bedroom with storage. Other benefits include gas central heating, full double glazing and superfast broadband is available through Hyperoptic.

The tranquil surroundings include the docks and the Thames Path. Nearby is Surrey Docks Fitness and Watersports Centre, together with the amenities of the recently developed Greenland Place, including Tesco Express and the 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 Taxi services from Greenland Pier also offer an alternative way of commuting with the centre of Canary Wharf reachable in 15 minutes' door-to-door.

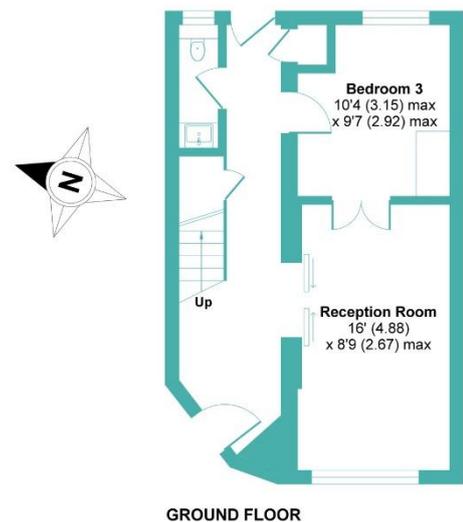
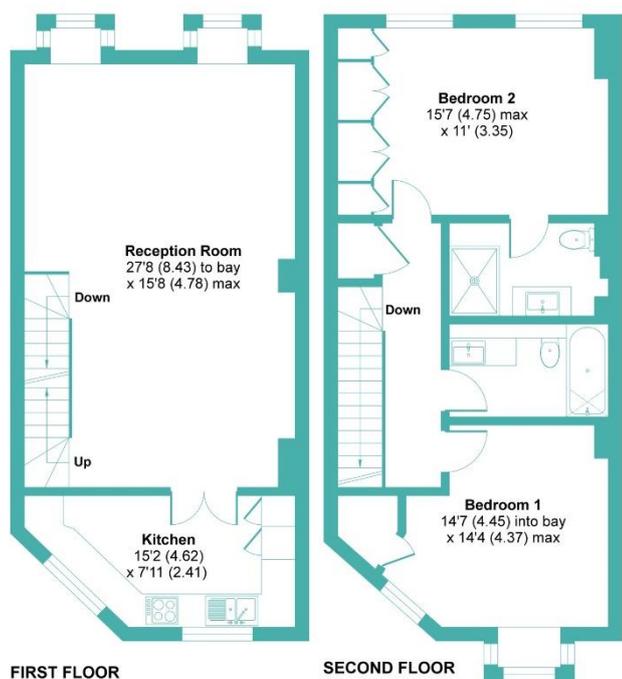
Swedish Quays is a complex of 95 flats and houses. Built in the late 1980s by Roger Malcom Homes and designed by David Price and Gordon Cullen, the latter being Britain's most influential planning theorist and architectural illustrator of the post-war period. The development was given Grade II listed status in 2018.

The service charge is £1,393.84 per annum (includes buildings insurance) and the lease (with share of freehold) has 967 years remaining.

## Rope Street, London, SE16

Approximate Area = 1539 sq ft / 143 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	77
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Urban Patchwork. REF: 662107

