



Mary Rose Square, Marine Wharf SE16

A stunning freehold townhouse with a luxurious bespoke interior set around a quiet residential square within the revered Marine Wharf complex which includes 24-hour concierge and residents' gym. Arranged over three floors with plenty of living space, three bathrooms, a beautifully designed garden and parking.

- Four bedrooms
- Three bathrooms
- Modern freehold townhouse
- 1,410 sqft / 131 sqm
- Front & rear gardens
- Gym & concierge
- Parking
- EPC Rating: B

£975,000

Urban Patchwork



Unit B, Ensign House, Rope Street, London, SE16 7EX · 020 7043 2348 · www.urbanpatchwork.co.uk

This superb home exudes a relaxed and high-end feel throughout. All four bedrooms boast fitted wardrobes and there is a Rako smart lighting system along with inbuilt speakers to the main rooms. On the ground floor you will find the sizable open-plan kitchen and living area which leads on to the Jonathan Mark designed rear garden, along with useful storage, entrance hall and guest WC. The first-floor has the formal lounge and master bedroom with en-suite shower room. While on the top floor there are the remaining three bedrooms and two further bathrooms.

Additional features include a gated front patio garden, ventilation system, gas central heating, full double glazing, integrated kitchen appliances, superfast broadband availability, CCTV and an ADT alarm system.

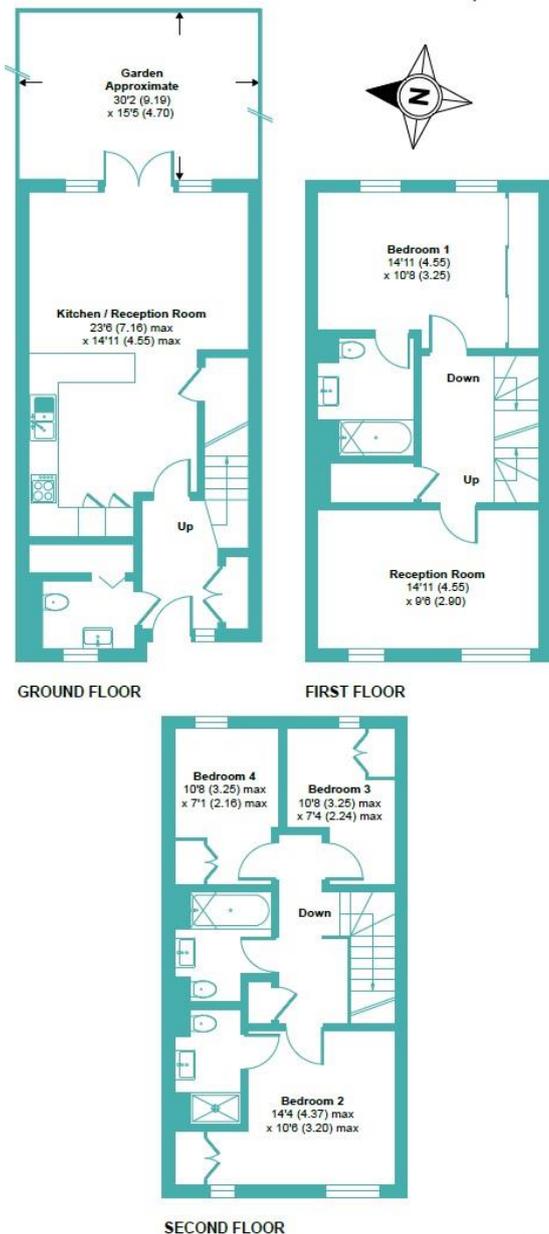
Marine Wharf was developed by Berkley Homes between 2014 and 2017 and features impressive architecture, beautiful communal areas and many new local amenities. These include a Tesco Express, a Co-Op, the highly regarded Plough Way Café and the green space of Grand Canal Avenue. Residents have access to the fitness and leisure suite, while there is also the reassurance of a 24-hour concierge service.

A scenic walk via Greenland Dock 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 Canary Wharf reachable in 20 minutes' door-to-door.

The Canada Water Masterplan will also positively impact the area and includes the first new high street in London for over 100 years!

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Approximate Area = 1410 sq ft / 131 sq m
For identification only - Not to scale



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