



Ritchie House, Howland Estate
London, SE16



An Excellent one bed close to Canada Water Tube

Hamptons International

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1 Bedroom | 3min To Canada Water Tube | Balcony | Fully Refurbished | 5min From The Thames | 574 Sq/Ft

Asking Price £400,000 Leasehold

Description

A wonderfully refurbished one bed apartment in one of London's trendiest and most rapidly developing areas, perfectly placed to benefit from Canada Water Tube Station and the huge regeneration that is going on in the area.

The charming interior of this 574 sq/ft space has been fully remodelled to excellent standards with a spacious hallway leading to an impressive lounge with space for a dining table and complete with direct access to a private balcony. The separate fully fitted kitchen is sleek and contemporary offering the ideal space to cook and the bedroom is a very good size.

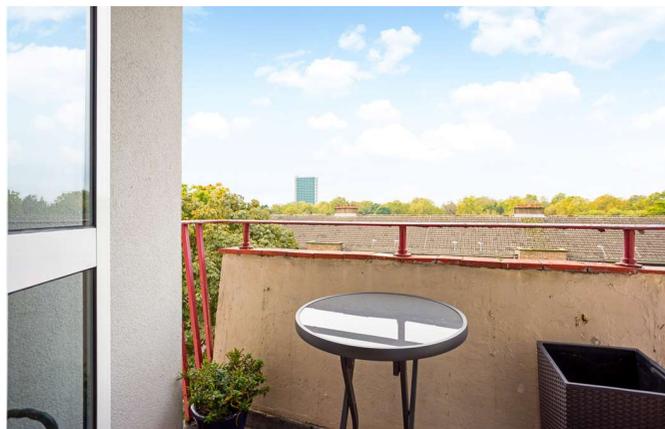
In keeping with the sense of quality throughout, the bathroom has a luxury, modern feel and there is ample built in storage throughout the flat.

Location

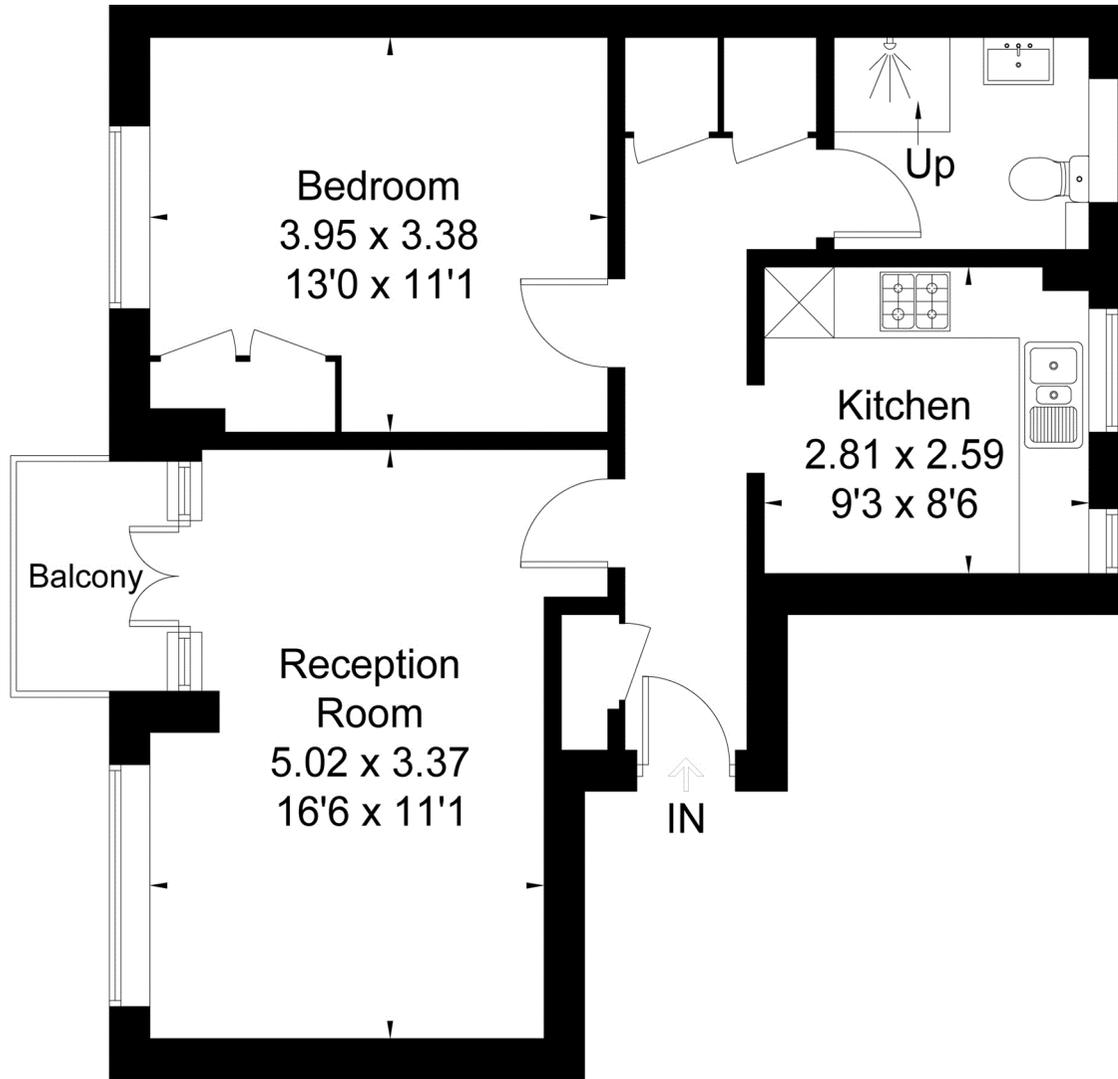
Set back from the road, in a quiet leafy low rise estate, Ritchie House is centrally located next to Southwark Park and Canada Water Tube, an ideal setting for those looking to enjoy the delights of the River Thames walkways, Rotherhithe and nearby Shad Thames. Ritchie house itself is a popular and well managed building that has recently undergone refurbishment works by Southwark Council. Benefits include lift access and secure entry.

Transport links are plentiful, offering easy and direct

access to the City, Canary Wharf & West End. Further benefits on your door step include Surrey Quays shopping centre, the food markets of Maltby Street, Bermondsey Square and Borough, the bars and restaurants of Bermondsey Street and of course the South Bank.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Approximate Area = 53.3 sq m / 574 sq ft
Including Limited Use Area (1.4 sq m / 15 sq ft)

Surveyed and drawn in accordance
with the International Property
Measurement Standards
(IPMS 2: Residential)
fourwalls-group.com 243532

Fourth Floor

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

