



# Orchard House, Canada Water

Asking Price £500,000 Leasehold

OLIVER  JACQUES  
EST. 1986





# Orchard House, Canada Water

Dating from the 1920's, Orchard House is a privately-owned red-brick mansion-block, located within a two minute stroll of Canada Water's Jubilee Line station. It is comprised of four individual blocks (named after ex Lords of the Manor of Rotherhithe), accessed via central arches and retains much of its Edwardian charm. This second floor property occupies the first block, where the elevation coupled with the large period windows fill the space with the afternoon sun thanks to its westerly orientation. Originally built as a three bed, the apartment spans an impressive 72sqm (775sqft) and has been reconfigured to offer an additional second bathroom, two double bedrooms, spacious kitchen and separate reception room. The floor is lined with original parquet flooring throughout and retains original fireplaces of the era. Offering a rare slice of period charm in a backdrop of new builds, this property is ideal for a style-conscious homeowner looking for the convenience of modern transport links and a unique place to call home

- Two Double Bedrooms
- Two Bathrooms
- West Facing Reception Room
- Separate Kitchen
- Fully Double Glazed
- Gas Central Heating

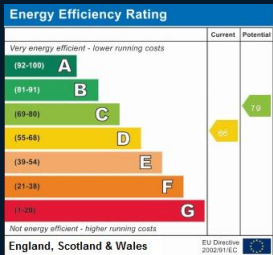
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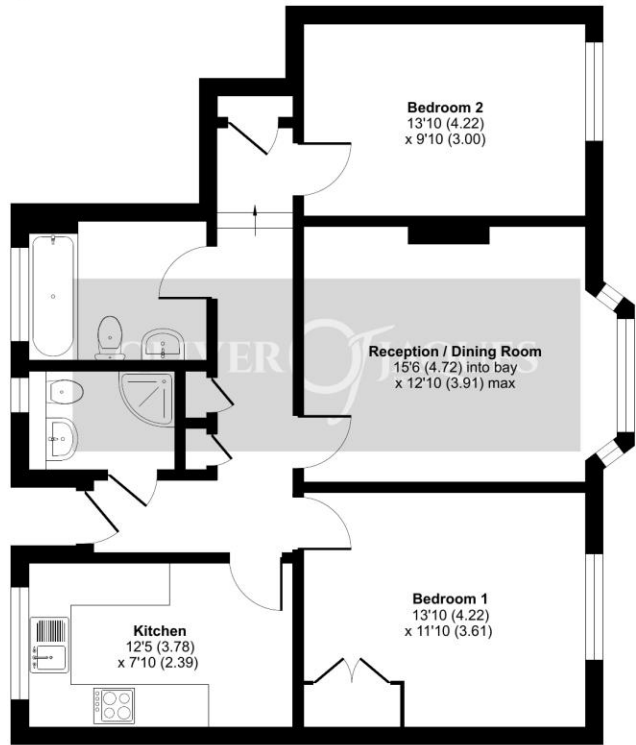
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## Orchard House, Lower Road, London

Approximate Area = 837 sq ft / 77.7 sq m  
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Oliver Jacques. REF: 844065

- **Tenure:** Leasehold
- **Ground Rent:** n/a
  - Fixed
- **Service Charge:** £1,598 pa
- **Lease Expires:** 2983
- **Shared Ownership:** No
- **Council Tax Band:** Southwark C
  - £1,417.37