



Helena Square, Rotherhithe

Asking Price £325,000 Leasehold

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EST. 1986





## Helena Square, Rotherhithe

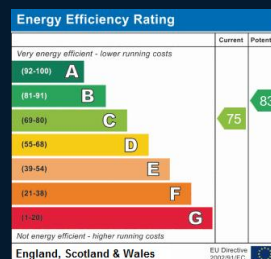
A beautifully maintained riverside apartment, forming part of the sought after Sovereign View development, which enjoys a peaceful situation on the peninsular Rotherhithe Street, walkable to Canada Water Station and an enviable proximity between the Hilton's Thames Clipper service and Rotherhithe Station. The property is accessed via a private street with automatic gates that runs along the water's edge and through a small courtyard with central gardens. Parking is provided underneath one of the blocks and this unit can be found on the first floor of the corner block. Internally the property has been lovingly kept by the current owners and would suit a professional first time buyer.

- Riverside Development
- Allocated Under-Block Parking
- High Decorative Order
- Easy Access to Canary Wharf
- South Facing Windows
- Walkable to Canada Water station

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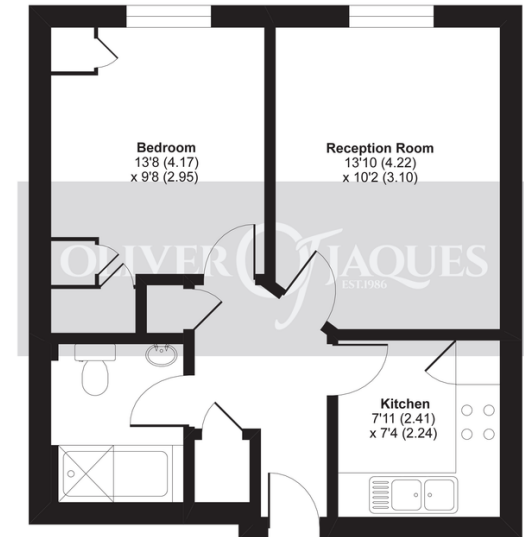
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## Helena Square, London, SE16

APPROX. GROSS INTERNAL FLOOR AREA 444 SQ FT 41.2 SQ METRES

Denotes restricted head height



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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- **Tenure:** Leasehold
- **Ground Rent:** £437.50 pa
  - 25yr reviews (1/800<sup>th</sup> valuation)
- **Service Charge:** £2,773.94 pa
- **Lease Expires:** 2118
- **Shared Ownership:** No
- **Council Tax Band:** Southwark C
  - £1,417.37