



Three bedroom duplex apartment set within the secure Queen of Denmark development, along the banks of the River Thames.

**Queen of Denmark Court, London, SE16**

£775,000 Leasehold





Set along the south banks of the river with beautiful aspects •  
Secure parking included, two spaces as well as visitor parking •  
Chain-free sale • Two generously sized reception rooms •  
Private patio/terrace area

#### Local Information

The complex is centrally located with access to a range of transport links including the Thames Clipper Pier which offers a short ride to Canary Wharf, Tower of London and London Bridge. Further connections from Canada Water Underground, Surrey Quays and Rotherhithe Overground stations.

Greenland Dock and South Dock Marina are nearby with their wealth of dockland history, scenic views and numerous leisure activities. Russia Dock Woodlands ecological park and playground offer green spaces just minutes away.

#### About this property

Immaculate three bedroom apartment boasting an abundance of space and light throughout with double height windows. The reception room is perfect for entertaining, complete with a separate dining area and fully fitted kitchen with integrated appliances. A private patio/terrace to the rear with peaceful aspects. Three generously sized bedrooms, a modern family bathroom and second reception room occupy the upper floor and mezzanine level.

Further benefits include private entrance, landscaped communal gardens and underground parking.

#### Tenure

Leasehold

#### Local Authority

Southwark

#### Energy Performance

EPC Rating = C

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wapping Office.  
Telephone: +44 (0) 20 7456 6800.



Please note, the furniture in this image has been virtually staged.







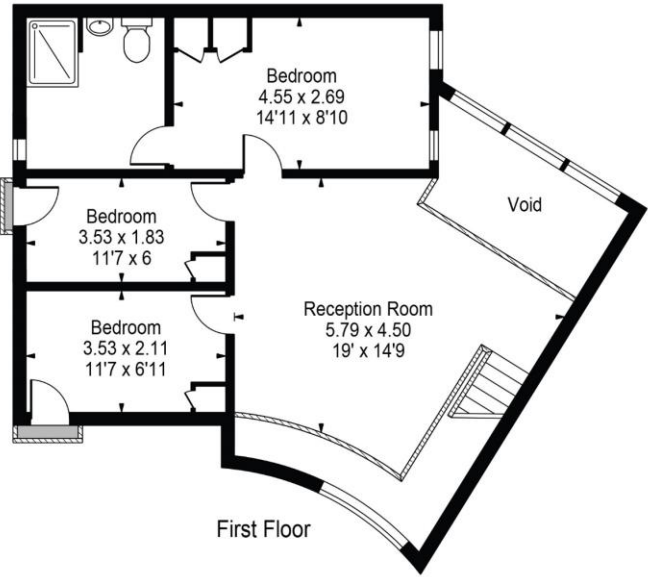
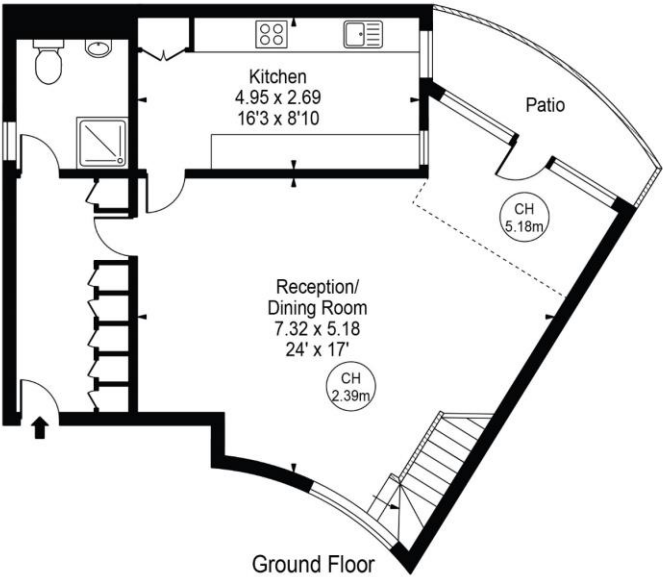
Queen of Denmark Court, London, SE16  
Gross Internal Area 1378 sq ft, 128 m²


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Queen Of Denmark Court

Gross Internal Area(Approx)  
Total = 128.02 Sq m / 1378 Sq ft  
For Illustration Purposes Only - Not To Scale  
Floorplan by Humble Spy Photography Ltd.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	79
(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 	

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