



Winchester Square, SE8 3FQ
Offers In Excess Of £375,000

coop
OF LONDON
EST. 1986

Winchester Square, SE8

- Luxury one bed apartment
- Double sized bedroom
- Large living room area/kitchen
- Private Balcony
- Close to transport links

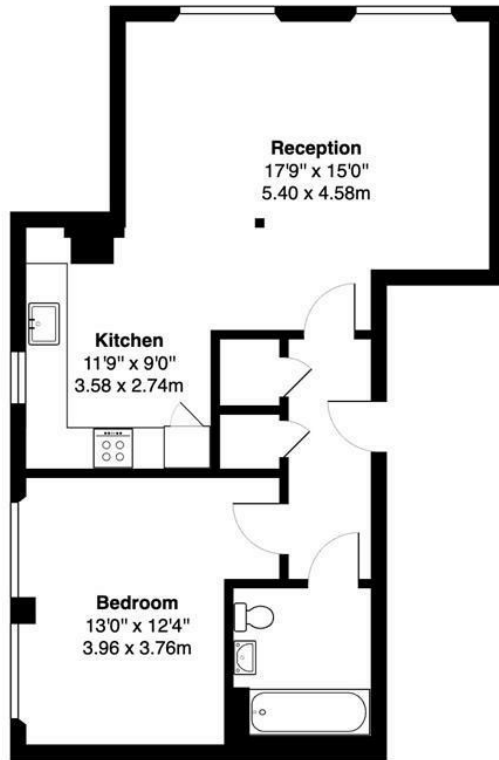
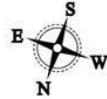
Luxury one bedroom property within the ever-popular Marine Wharf development.

Set on the third floor of a secure portered building, this apartment comprises: entrance hallway, double bedroom with built-in storage, luxury bathroom open-plan reception/kitchen and balcony.

Marine Wharf is situated nearby to Surrey Quays and Canada Water stations allowing quick access to Canary Wharf and the City. Local amenities can be found close by.







3rd Floor

Aurora Point, Winchester Square London, SE8

Total Gross Area: 610 ft² ... 56.7 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	83	83
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

Viewing

Strictly by appointment with:
Coopers of London , 22 Cleveland Street,
Fitzrovia, London W1T 4JB
info@coopersonlondon.co.uk

0207 580 9658

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.