



Pavillion House Water Gardens Square, London SE16 6RN

welcome to

Pavillion House Water Gardens Square, London

****TWO-BED SEVENTH FLOOR APARTMENT****

The property briefly comprises of a spacious entrance hall with built in storage & utility cupboard, OPEN-PLAN reception room & kitchen, PRIVATE



A well-presented TWO BEDROOM seventh floor APARTMENT benefiting from an OPEN-PLAN living and dining area, a fully equipped kitchen, and two well-proportioned bedrooms, complete with EN-SUITE to master and ideally situated within a 'stone's throw' from CANADA WATER STATION which provides services into a multitude of LONDON stations IN AS LITTLE AS 6 MINUTES!

The property briefly comprises of a spacious entrance hall with built in storage & utility cupboard, OPEN-PLAN reception room & kitchen, PRIVATE BALCONY, MASTER BEDROOM complete with EN-SUITE, generously sized SECOND BEDROOM & bathroom.

The local area is home to an abundance of amenities, including restaurants at nearby Surrey Quays Shopping Centre. Both CANADA WATER & SURREY QUAYS stations are an approximate 10-minute walk away, providing easy access to the OVERGROUND & JUBILEE lines. Popular local schools include Alfred Salter Primary School & Bacon's College both rated 'Good' by Ofsted.

Entrance Hall

Utility

Living Room/ Kitchen

23' 3" x 9' 9" (7.09m x 2.97m)

Balcony

Bedroom One

14' 6" x 11' 9" (4.42m x 3.58m)

En-Suite

Bedroom Two

14' 6" x 8' (4.42m x 2.44m)

Bathroom

Leasehold Information



view this property online barnardmarcus.co.uk/Property/PKM103136



welcome to

Pavillion House Water Gardens Square, London

- TWO DOUBLE BEDROOMS
- 7th FLOOR APARTMENT
- OPEN-PLAN LIVING ROOM/KITCHEN
- SOUTH AFTER LOCATION
- PRIVATE BALCONY

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£500,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/PKM103136



Property Ref:
PKM103136 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 7635 8641



peckham@barnardmarcus.co.uk



152 Rye Lane, Peckham, LONDON, SE15 4NB



barnardmarcus.co.uk