



Quebec Way, London, SE16 7ER

Nestled within one of the most sought-after developments in Canada Water, this one-bedroom apartment epitomizes contemporary luxury and bathes in natural light. Its generous open-plan living area showcases a modern kitchen, punctuated by floor-to-ceiling windows that flood the space with radiant warmth. The generously proportioned bedroom offers an abundance of storage, while a sleek, fully tiled bathroom exudes style. Complementing the apartment's appeal, you'll find capacious hallway storage space and a south facing terrace.

Conveniently positioned just moments from Canada Water station and in close proximity to the acclaimed Stave Hill ecological park, this apartment is the embodiment of urban sanctuary. For those who seek respite from the city's hustle and bustle without relinquishing the privilege of dwelling in the heart of London, this residence is nothing short of perfection.

Annual Service Charge: £2515.16 plus sinking funds contribution of £1603.
 Annual Ground Rent: £200
 Years on the Lease: 119
 Council Tax Band: D

Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- Contemporary One Bedroom Apartment
- Private South Facing Balcony
- Stylish Bathroom
- Plenty Of Storage Space
- Moments from Canada Water Station
- Steps from Stave Hill Ecological Park

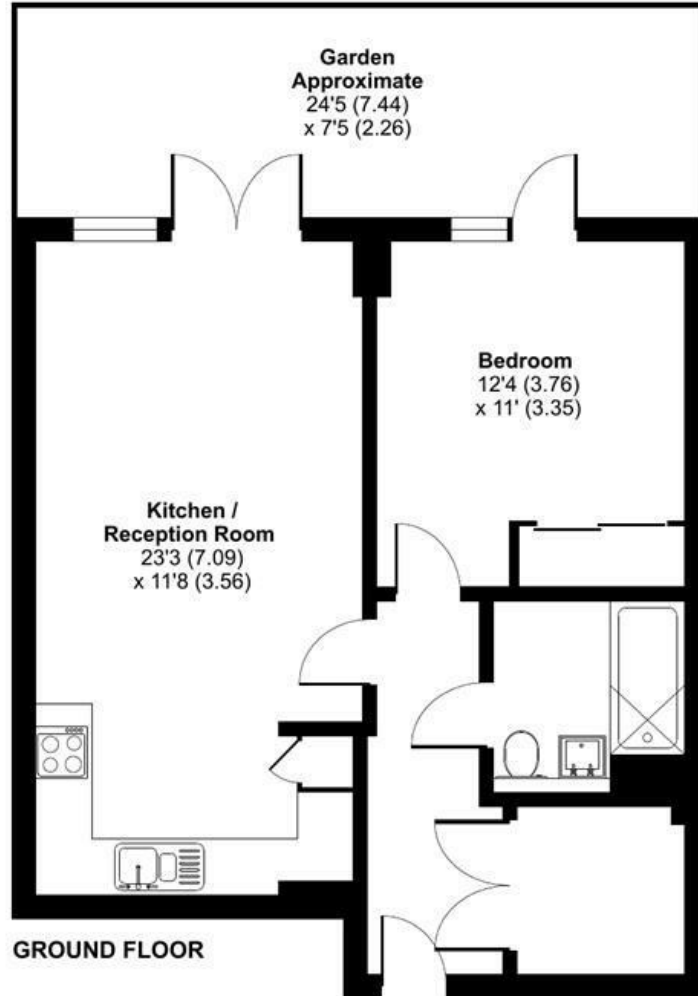
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Guide price £400,000

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Approximate Area = 573 sq ft / 53.2 sq m

For identification only - Not to scale



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Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Alex & Matteo Estate Agents. REF: 1043759

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	