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## Blondin Way, London, SE16 6BB

Immaculately presented two double bedroom two bathroom apartment with balcony in a modern and tranquil portered Canada Water development.

The property boasts a generous and naturally bright open plan living space featuring a contemporary kitchen with all mod-cons, the spacious master bedroom en-suite with plenty of storage space, the second generous double bedroom, a stylish family bathroom, and an additional storage room in the hallway. The property comes with gated covered car parking space and access to secure bicycle parking.

A few steps down from their front doors, residents can enjoy a state of art fitness facility alongside a concierge.

Located next to the greenery of Russia Dock Woodland which is also a stones throw away from Redriff Primary City of London Academy school which is rated by ofsted being outstanding. A short stroll from Canada Water underground station as well as the River Thames, the property is ideal for those looking to live in a modern and tranquil setting without giving up the privilege to live in the heart of London.

### Leasehold

144 years left on the lease

Ground Rent: £505.79 per annum

Service Charge: £3428.52 per annum

Council Tax Band E

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.

- Chain Free
- Modern Two Bedroom Two Bathroom Apartment
- Private Balcony
- Underfloor Heating
- Allocated Underground Car Park
- Onsite Concierge and Gym
- Within Redriff School Catchment Area
- Secure Gated Bicycle Parking
- Short Walk From Nelson Pier for a 5 Minute Commute to Canary Wharf
- Within Easy Reach of Canada Water Station

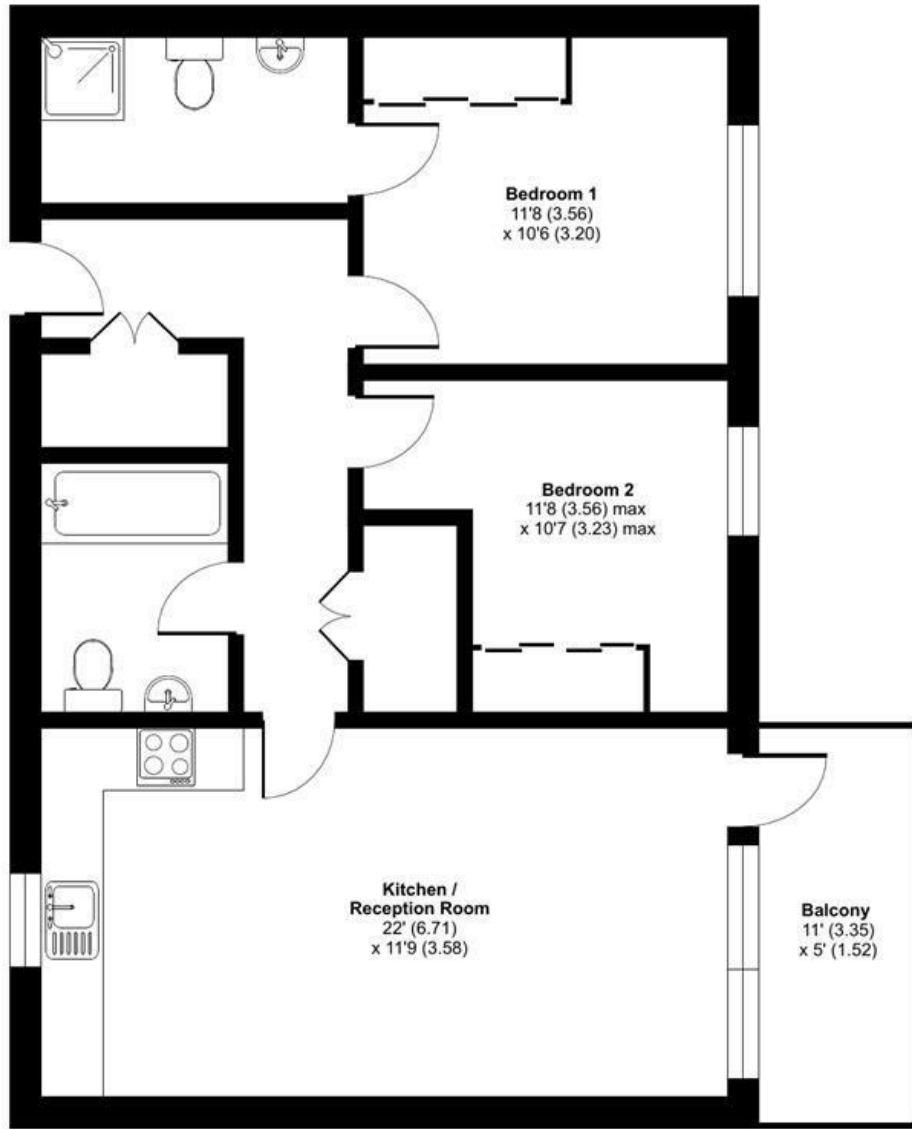
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**Offers in excess of £550,000**

# Blondin Way, London, SE16

Approximate Area = 748 sq ft / 69.4 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Alex & Matteo Estate Agents. REF: 1077583

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	