



## 10 Blondin Way, London, SE16 6BF

Located in the heart of , this apartment boasts modern and stylish design, and comes fully equipped with all the amenities you need to enjoy comfortable and convenient living.

With its spacious layout and tasteful decor, the property is perfect for professionals, couples, or small families.

Inside, you'll find a bright and airy open-plan living area that's perfect for entertaining guests or relaxing after a long day.

The fully-fitted kitchen is a cook's dream, with sleek and modern appliances and plenty of storage space. The apartment also features two spacious bedrooms with ample storage space, and a contemporary bathroom finished to a high standard.

Located in a well-maintained and contemporary development, this property offers easy access to the local shops, cafes, and amenities of SE16. It's also just a short walk away from transport links, making it easy to get around and explore the surrounding area.

Additional benefits includes concierge service and covered gated car parking space.

Located within this leafy green development, you'll find an outstanding primary school that has been rated as such by Ofsted.

Leasehold

116 years left on the lease

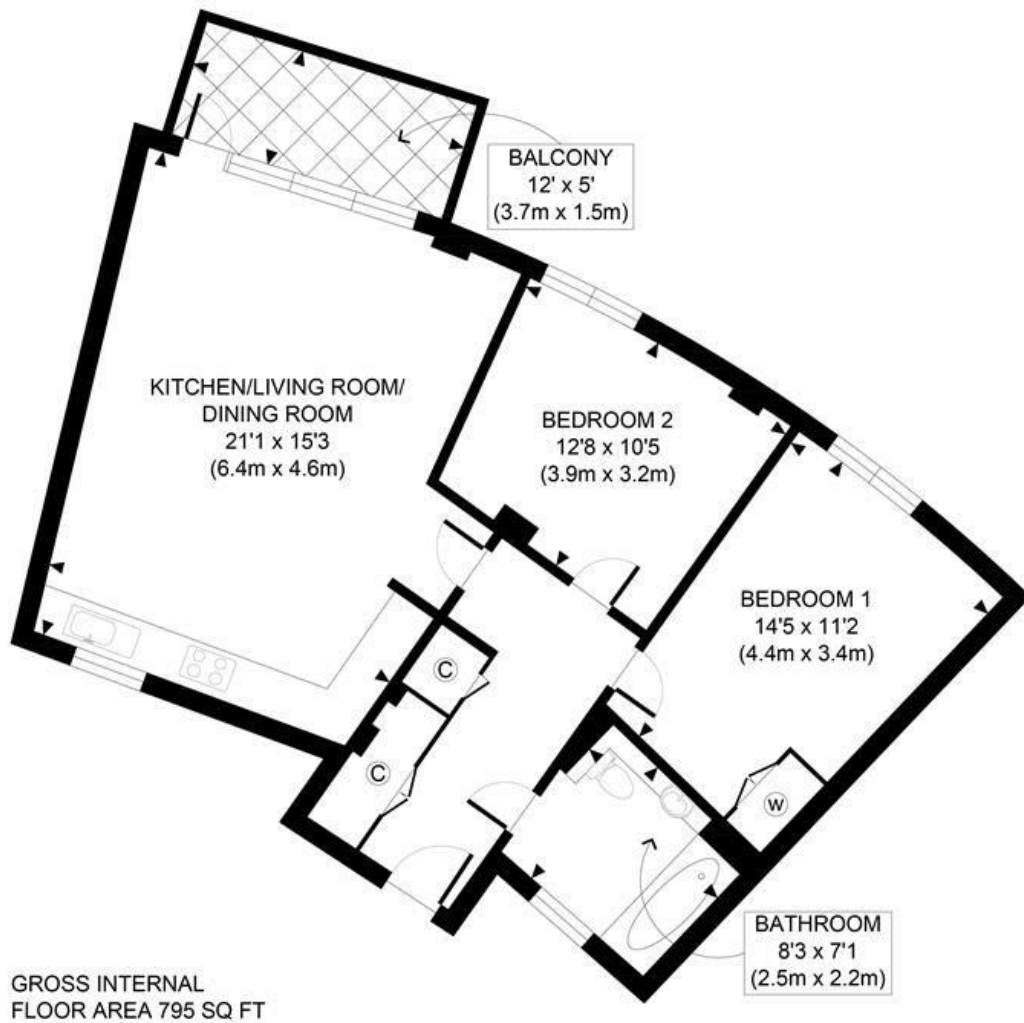
Ground Rent: £150 per annum

Service Charge: £3489.41 per annum

- Chain Free
- Contemporary Apartment
- Modern Open Plan Kitchen
- Allocated Underground Car Park
- Private Balcony
- Onsite Concierge
- Energy Efficient Home
- Within Redriff School Catchment Area

**Alex & Matteo**  
ESTATE AGENTS

**£525,000**



APPROX. GROSS INTERNAL FLOOR AREA 795 SQ FT / 74 SQM

Ref:

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Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>85</b>	<b>85</b>
(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	