



## 1 Winchester Square, London, SE8 3FQ

Contemporary and spacious one bedroom apartment in ever-so-popular Marine Wharf Development. The property boasts a naturally bright living room leading into the generous balcony, a modern kitchen with all mod cons, a stylish bathroom, and a large double bedroom with plenty of storage space. Onsite benefits include concierge, two grocery stores and a plethora of independent boutique shops, bars, and cafes on your doorstep.

Council Tax Band C

- Beautifully Presented and Spacious Apartment (57sqm)
- Contemporary Kitchen
- Private Balcony Enjoying Landscaped Views
- Stylish Bathroom
- Plenty of Storage Space
- Plethora of Local Amenities

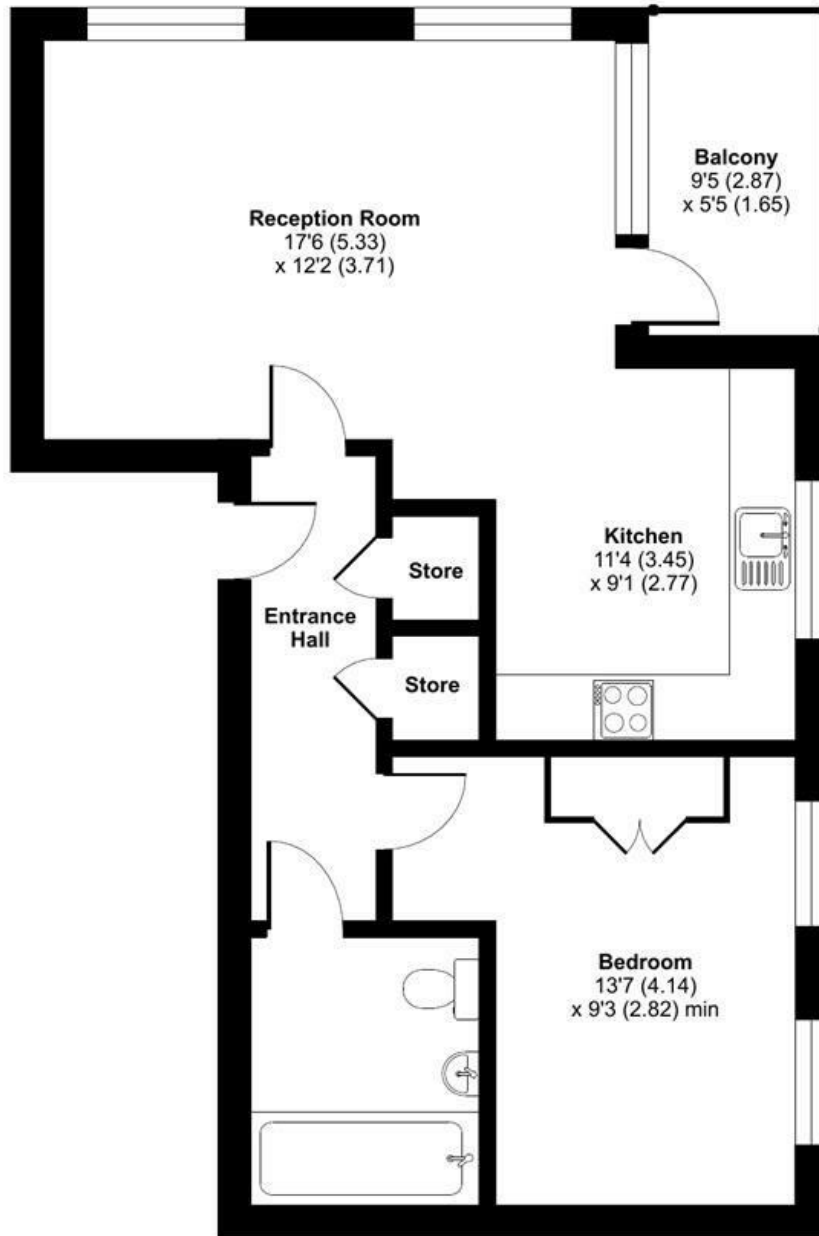
**Alex & Matteo**  
ESTATE AGENTS

**£2,100 Per month**

# Winchester Square, London, SE8

Approximate Area = 614 sq ft / 57 sq m

For identification only - Not to scale



THIRD FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Alex & Matteo Estate Agents. REF: 1101966

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	83
(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	