



Howland Estate, London, SE16 7BL

A well-kept two bedroom apartment located a short walk away from Canada Water station and up-and-coming British Land Masterplan. The property boasts and naturally bright living room leading into the private balcony, a well-kept kitchen, two bedrooms, a family bathroom, and good amount of storage space in the hallway. The surrounding area has a plethora of local amenities such as independent cafes, restaurants, leisure centres, shopping centre, many supermarkets, and green spaces within easy reach.

Years left on lease - 105 years
Annual Service Charge - £1638
Ground Rent - £10
Council Tax Bracket - B

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.

Please be aware some photos have been virtually staged.

- Brilliant Transport Links
- Prime Location
- Built-in-Storage
- Private Balcony
- Short Walk From Canada Water Master Plan

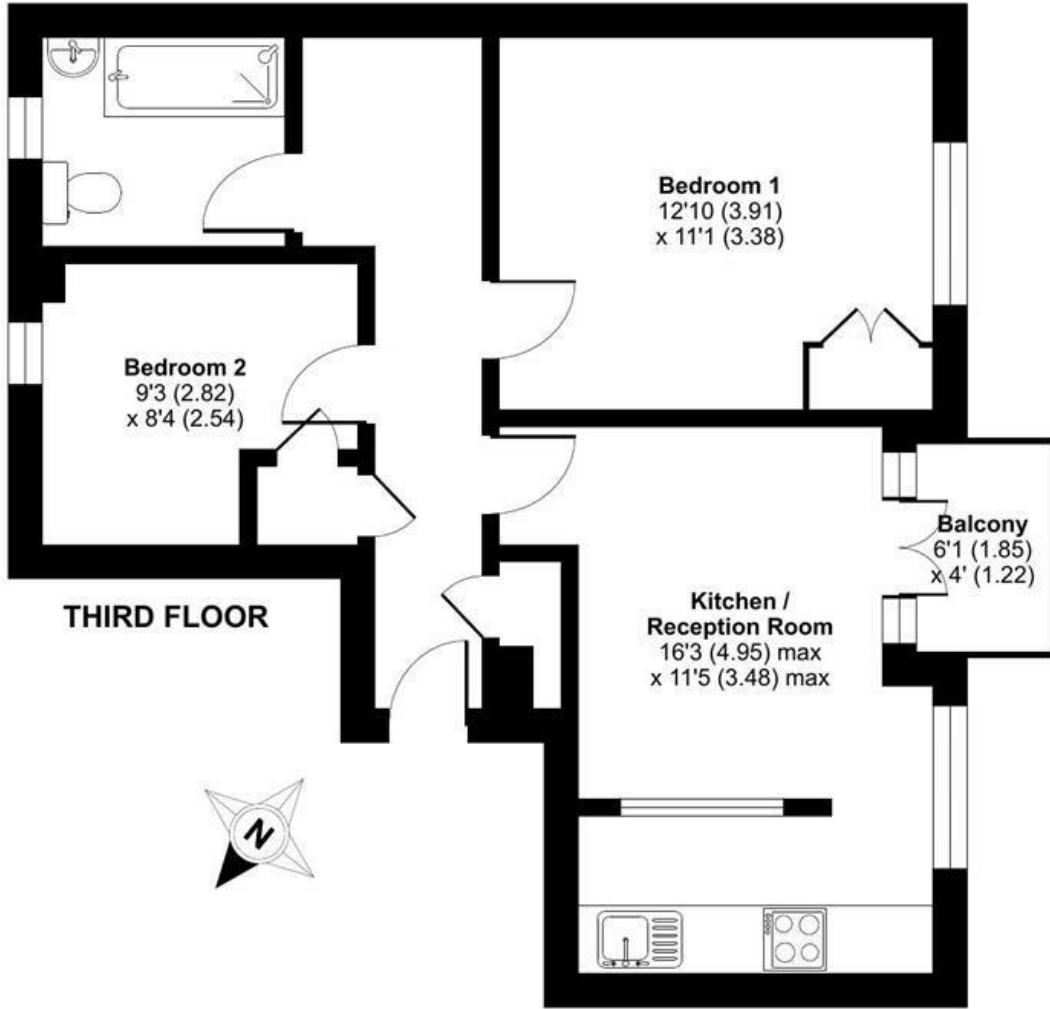
Alex & Matteo
ESTATE AGENTS

Offers in excess of £350,000

Ritchie House, Howland Estate, London, SE16

Approximate Area = 544 sq ft / 50.5 sq m

For identification only - Not to scale



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: 1104998

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	74
(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	