



Blondin Way, London, SE16 6BB

Beautifully presented and spacious top floor apartment with car parking, located in the heart of Rotherhithe, next to the greenery of Russia Dock Woodland and a short stroll from Canada Water underground station as well as the River Thames. The property boasts a naturally bright open plan living area with double height ceiling leading into the generous private balcony, a modern kitchen, stylish bathroom, and a generous bedroom complimented by a built-in wardrobe. Onsite benefits include concierge, secure car parking, bicycle storage and a gym.

Lease: 155 years from 2015
 Service charge: £3300 per year
 Ground rent: £350

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.

- Modern Top Floor Apartment
- Secure Car Parking
- Next to the Russia Woodland
- Concierge and Gym
- Close to Transport Links
- Bicycle Storage
- CHAIN FREE

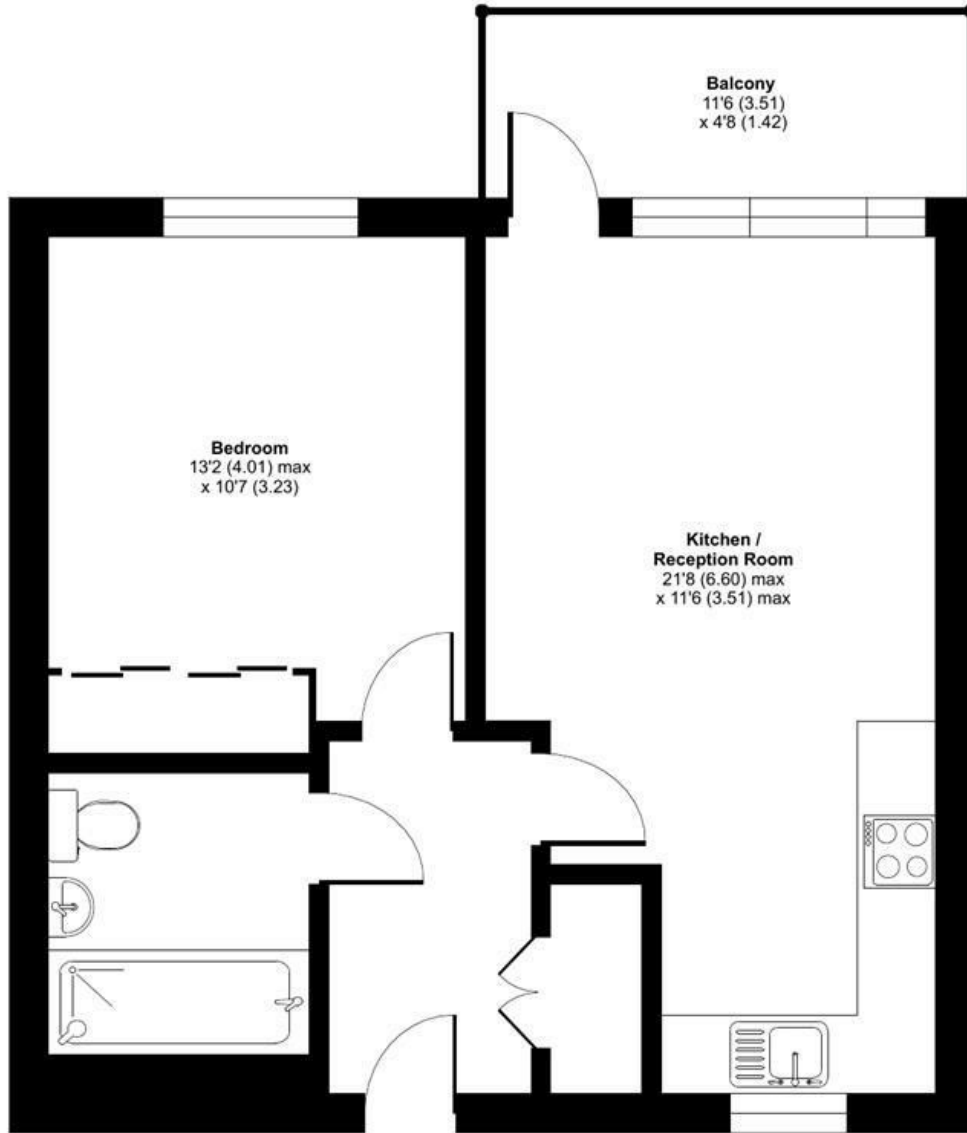
Alex & Matteo
 ESTATE AGENTS

Offers in excess of £375,000

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Approximate Area = 494 sq ft / 45.8 sq m

For identification only - Not to scale



THIRD 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: 1116938

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(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	