



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

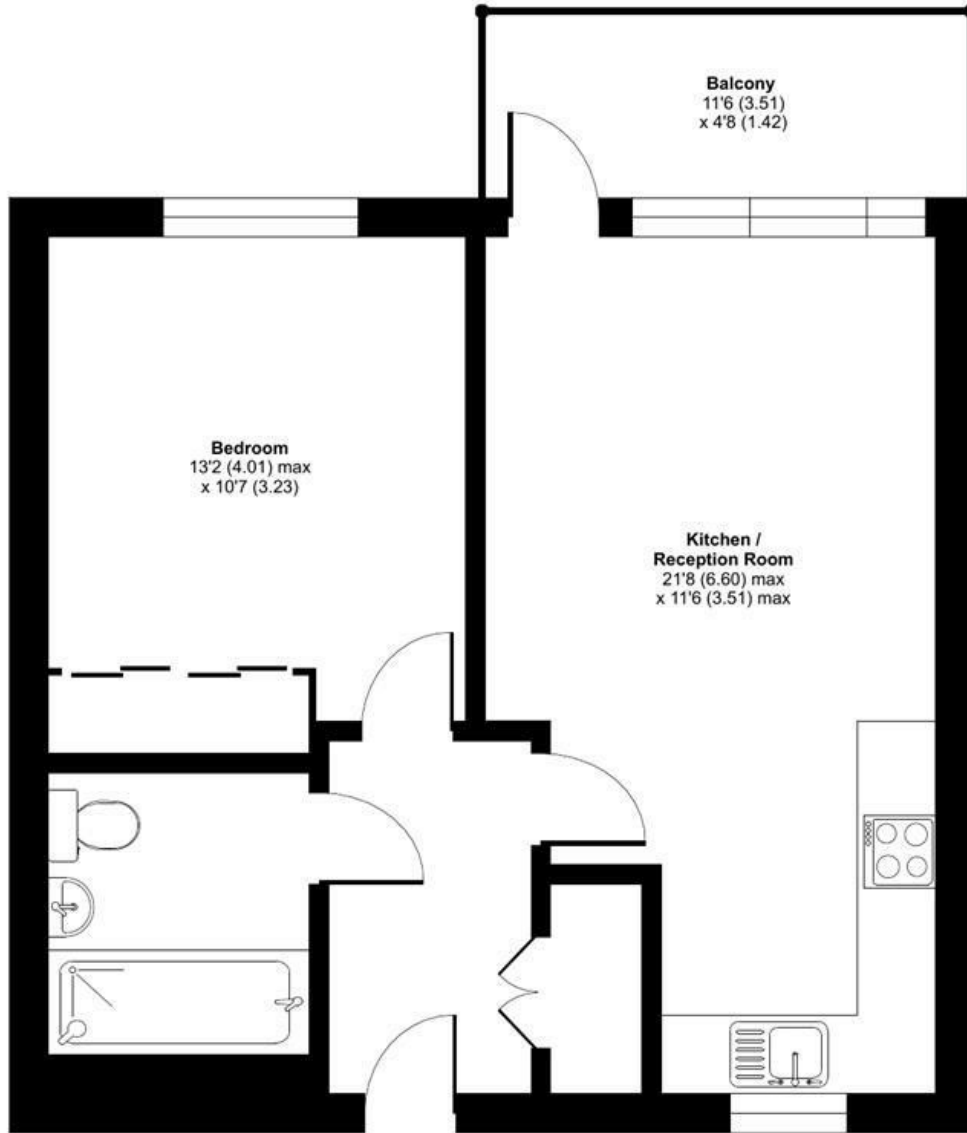
Alex & Matteo
ESTATE AGENTS

Offers in excess of £375,000

Blondin Way, London, SE16

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 | |