



## 14 Quebec Way, London, SE16 7ER

Located in Quebec Way within one of the most sought-after developments in Canada Water, this generous one-bedroom apartment epitomizes contemporary luxury and bathes in natural light. Its generous open-plan living area leading into the very generous private patio ideal for al fresco dining and home gardening, a modern kitchen, the generously proportioned bedroom with built-in storage, and a stylish bathroom. Complementing the apartment's appeal, you'll find capacious hallway storage space / laundry room. Conveniently positioned just moments from Canada Water station and in close proximity to the acclaimed Stave Hill ecological park, this apartment is the embodiment of urban sanctuary. For those who seek respite from the city's hustle and bustle without relinquishing the privilege of dwelling in the heart of London, this residence is nothing short of perfection.

Annual Service Charge: £2515.16 plus sinking funds contribution of £1603  
 Annual Ground Rent: £200  
 Years on the Lease: 118  
 Council Tax Band: D

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.

- Large Private South Facing Terrace
- Moments from Canada Water Station
- Contemporary One Bedroom Apartment
- Plenty Of Storage Space
- Naturally Bright
- Spacious Laundry Room
- Steps from Canada Water Masterplan
- Next to Stave Hill Ecological Park

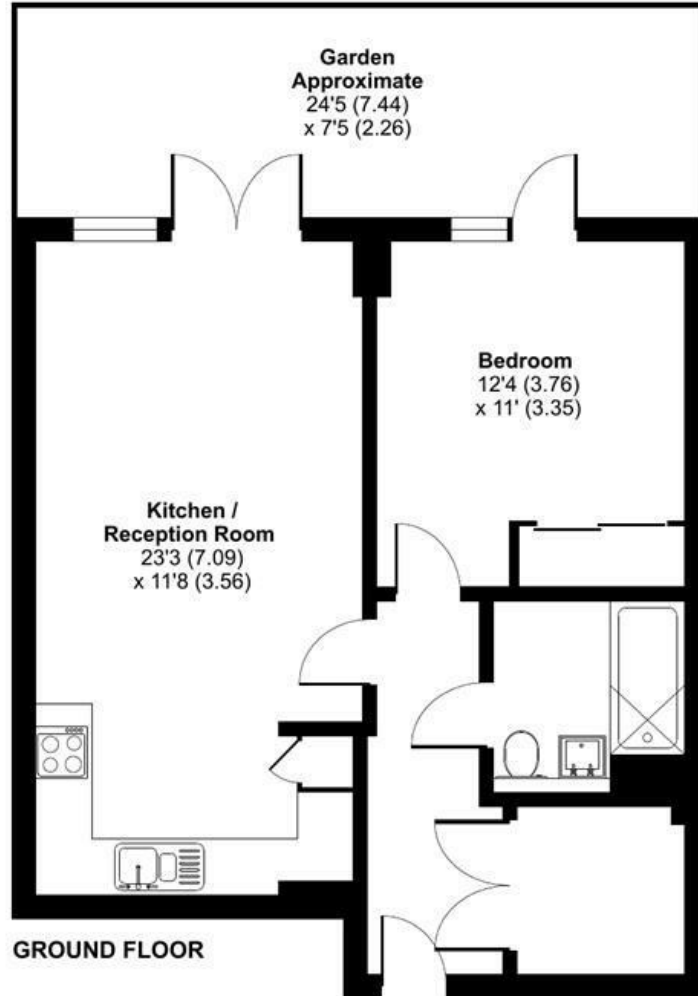
**Alex & Matteo**  
 ESTATE AGENTS

**Offers in excess of £400,000**

# Quebec Way, London, SE16

Approximate Area = 573 sq ft / 53.2 sq m

For identification only - Not to scale



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**Certified Property Measurer**

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: 1043759

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	85
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	