



Quebec Way, London, SE16 7ET

A naturally bright and very spacious (nearly 665 sqft) one-bedroom apartment that has never been rented out, in pristine conditions, with a very large private balcony in one of the newest and most prestigious Canada Water developments.

The apartment boasts a bright, open-plan kitchen with almost new appliances and reception room with balcony access, a spacious double bedroom with built in storage and a stylish bathroom. Additional storage can be found in the hallway.

Moments from Canada Water station and steps from the award-winning Stave Hill ecological park, the apartment is ideal for those wanting to escape the hustle and bustle of the city without giving up the privilege to live in the heart of London.

Years on Lease - 243

Annual Service Charge - £5,113.44 of which £1,562.00 goes to the Sinking Fund.

Annual Ground Rent - £200

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.

The property has been purchased originally as a share of ownership and it is now for sale as a whole (100% share).

- Very Spacious and Bigger Than Average Unit
- Generous Balcony
- Bedroom Plus Dressing Area
- Prestigious and Contemporary Canada Water Development
- Quiet Residential Setting
- Great Transport Links
- Up and Coming Canada Water Masterplan
- Steps from Stave Hill Ecological Park
- EWS1 Form Available

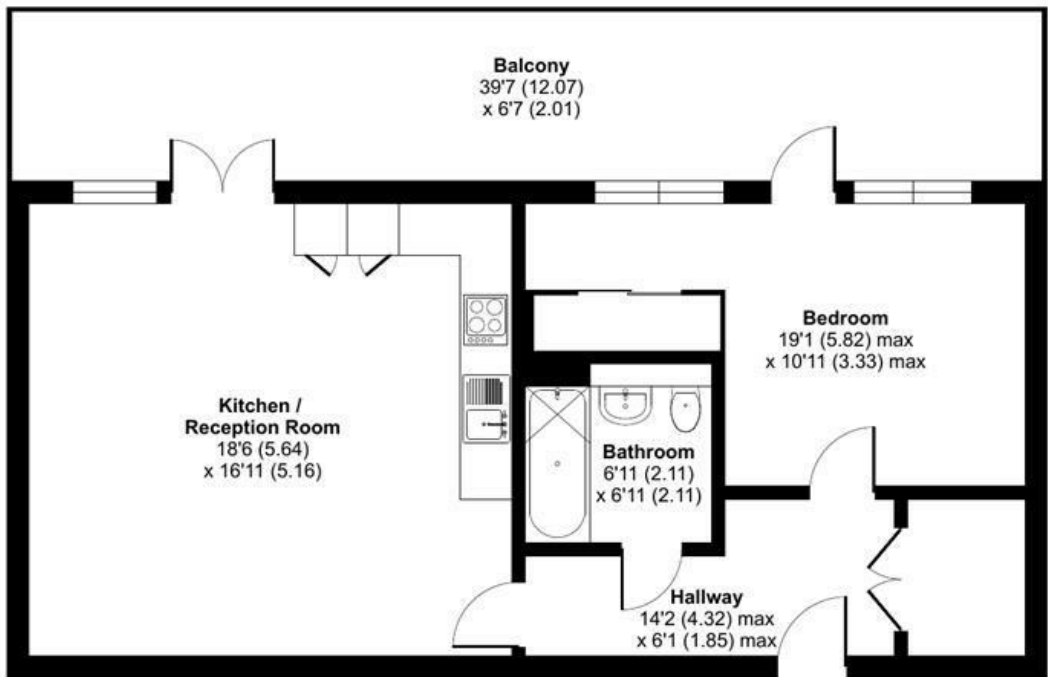
Alex & Matteo
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£475,000

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Approximate Area = 662 sq ft / 61.5 sq m

For identification only - Not to scale



FIFTH FLOOR

Alex & Matteo
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Alex & Matteo Estate Agents. REF: 1211164

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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		