

## Garter Way, London, SE16 6XE

This stylish one bedroom apartment is located moments from Canada Water station in a quiet residential location. It boasts a generous reception room, a well-kept kitchen that opens to a private balcony overlooking the communal courtyard, a lovely double bedroom, and a tidy bathroom. Additional storage can be found in the hallway. Private car parking is included.

The property is situated close to a host of local amenities including cafes, restaurants, bars, supermarkets, a local market, gym, the greenery of Southwark Park, and excellent transport links.

Years on Lease - Lease is being extended to 990

Annual Service Charge - £1680

Annual Ground Rent - Peppercorn (£0)

Council Tax Band - C

Council tax, property size 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.

- Lovely One Bedroom Apartment
- First Floor
- Private Balcony
- Fantastic Location
- Allocated Car Parking
- Chain Free
- Long Lease
- Low Service Charge
- Moments from Canada Water Masterplan

**Alex & Matteo**  
ESTATE AGENTS

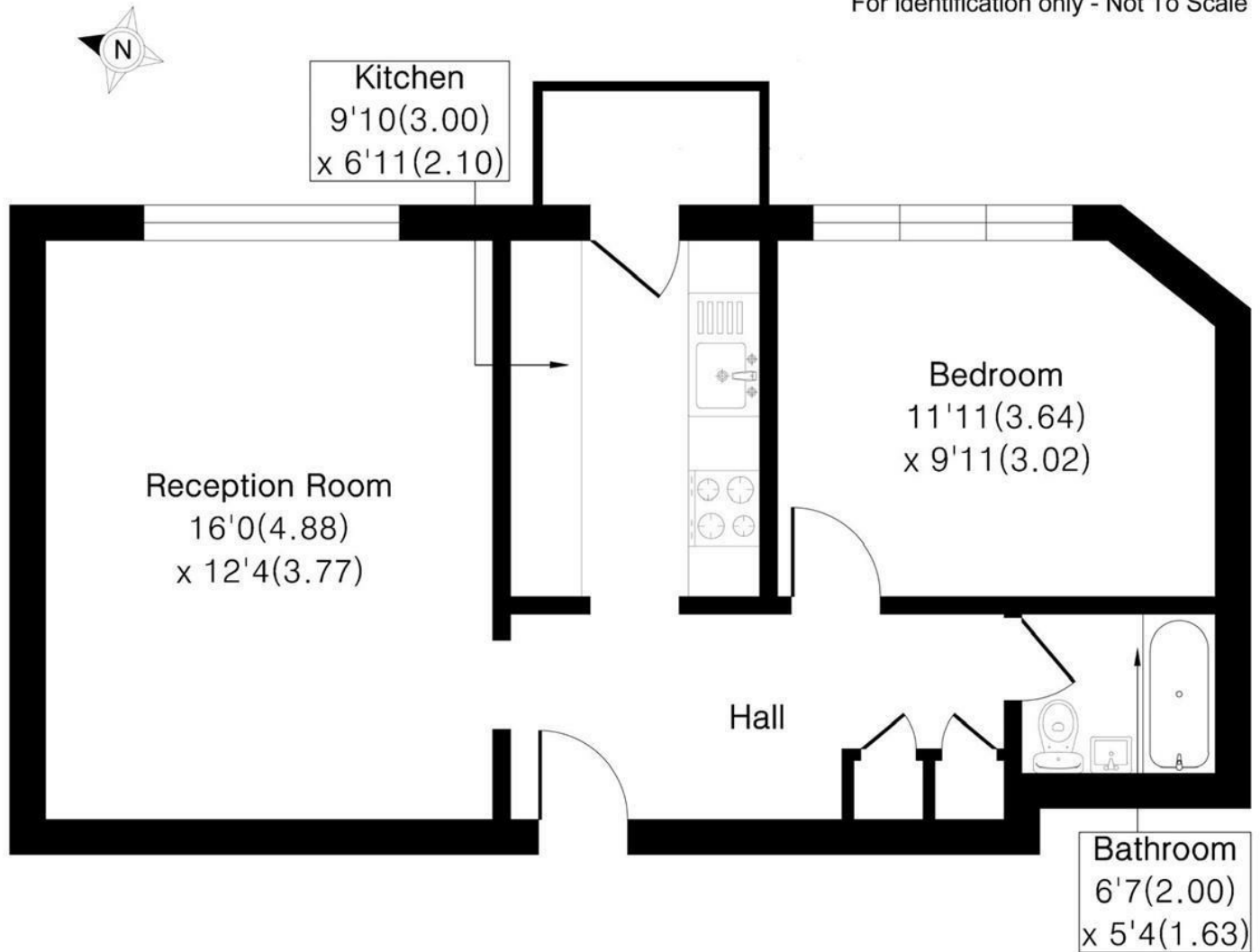
**£375,000**



# Basque Court SE16

Approximate Area = 507 sq ft / 47.1 sq m

For identification only - Not To Scale



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Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential).  
Produced for Alex & Matteo Estate Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	79	
(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> <small>EU Directive 2002/91/EC</small>		