



St. Helena Road

London, SE16

Asking Price £260,000

Introducing a charming one-bedroom apartment nestled in the vibrant Surrey Quays area.

This delightful property boasts a layout that includes a separate kitchen, invitingly bright living room, generously sized bedroom, and a sleek modern bathroom.

Conveniently positioned mere moments away from Surrey Quays Overground and Canada Water Underground stations, as well as the bustling shopping centre and local high street along Lower Road, this residence offers unparalleled accessibility to transportation and amenities.

Moreover, nature enthusiasts will appreciate the proximity to Southwark Park, just a short stroll away, providing a serene escape from city life.

Furthermore, prospective buyers will be intrigued to know that this property is offered chain-free, presenting a hassle-free opportunity for ownership.

As an added bonus, residents will be excited to learn about the transformative Canada Water Masterplan, a visionary urban regeneration project set to enhance the surrounding area with new housing, improved public spaces, and enhanced amenities, promising an even brighter future for this already desirable locale.

CHESTERTONS



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- Top Floor Apartment
- One Double Bedroom
- Separate Kitchen
- Excellent Amenities
- Heating Included in Service Charge
- Surrey Quays Overground
- Canada Water Underground



Tenure: Leasehold 105 years
Service Charge: £3600 with heating included
Ground Rent: £10
Local Authority: London Borough of Southwark (Council Tax)
Council Tax Band: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	54
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Surrey Quays Lettings

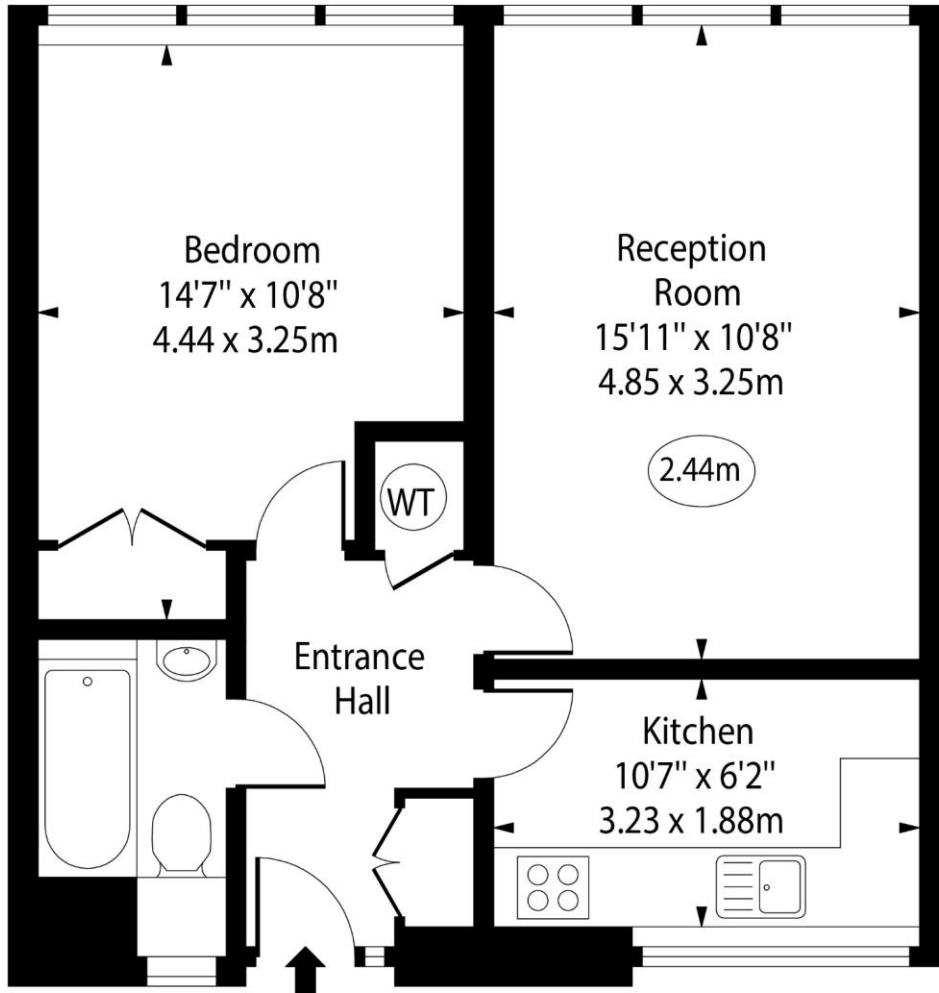
2 Plough Way
 London
 SE16 2EU

chestertons.co.uk

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○ - Ceiling Height



Fourth Floor

Approx Gross Internal Area 502 Sq Ft - 46.64 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

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