



# Chester Court

Trundleys Road, SE8

Offers in excess of £400,000

Bright and spacious two bedroom apartment with balcony in quiet gated development just moments from Surrey Quays and Canada Water.



# Chester Court

## Trundleys Road, SE8

- Gated Development
- Two Bedrooms
- One Bathroom
- Balcony
- Garage
- Leasehold - Long lease
- Great Location
- Excellent Transport Links





We are delighted to present this exceptional first-floor, two-bedroom apartment ideally situated in Surrey Quays. The property is located within a quiet gated development and has a private garage.

The accommodation features a spacious semi open-plan kitchen and reception room which opens directly onto a private balcony, creating an ideal space for both relaxation and entertaining. The property boasts two generously sized double bedrooms a contemporary family bathroom.

Located just moments from Surrey Quays overground station and within easy reach of Canada Water (Jubilee Line) underground station, this property offers a seamless commute to Canary Wharf, The City, and the West End. The property is conveniently located near Surrey Quays Shopping Centre, offering a wide variety of shops, as well as Canada Water's cinema, bowling alley, and an array of restaurants—all just steps from your door. This vibrant area is currently undergoing significant regeneration, presenting new investment opportunities. Positioned between the Royal Borough of Greenwich and the highly sought-after Canada Water area, this location is poised for substantial growth, making it a valuable asset for the future.

**Tenure:** Leasehold 965 years 4 months

**Service Charge:** £3240 PA

**Ground Rent:** £0 Peppercorn

**Local Authority:** Lewisham

**Council Tax Band:** C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Chestertons Surrey Quays Sales

2 Plough Way

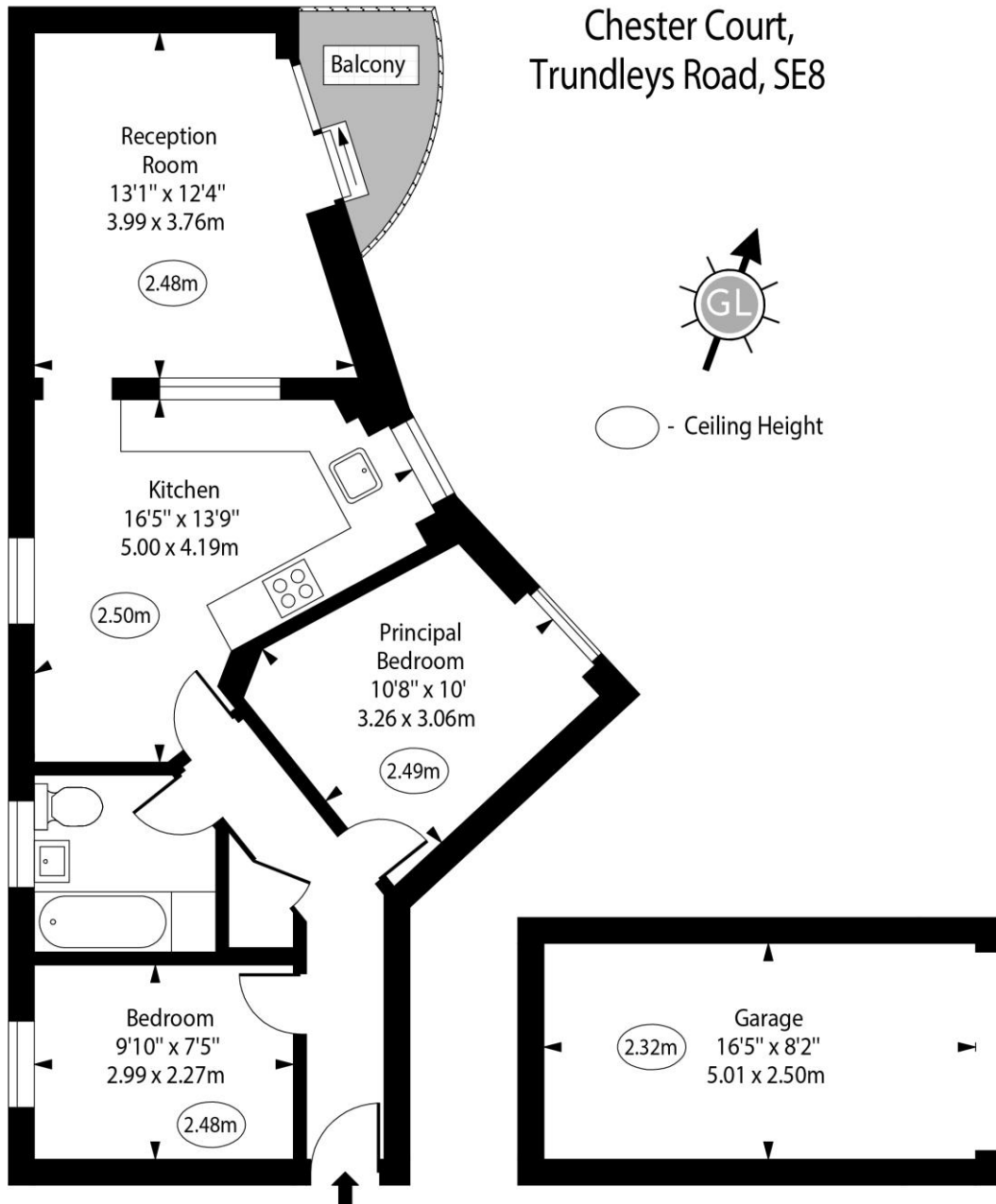
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chestertons.co.uk

Chester Court,  
Trundleys Road, SE8



First Floor

Ground Floor

Approx Gross Internal Area      610 Sq Ft - 56.67 Sq M  
(Excluding Garage)

Garage Area      135 Sq Ft - 12.54 Sq M

For Illustration Purposes Only - Not To Scale  
www.goldlens.co.uk  
Ref. No. 024959F