



## Eugenia Road, Surrey Quays, SE16 2RU

- Two double bedrooms
- 35ft kitchen/reception room
- Views of the Canary Wharf skyline
- Surrey Quays station 0.4 miles
- Penthouse apartment
- Large wrap around balcony
- Southwark Park 0.3 miles
- EPC C

**Offers In Excess Of £500,000**



# Eugenia Road, Surrey Quays, SE16 2RU

## DESCRIPTION

A stylish two bedroom penthouse apartment with full height windows opening onto a wrap around balcony with panoramic views of the iconic Canary Wharf skyline.

This apartment takes city living to a new level with the 35ft open plan kitchen/reception room stealing the show. Perfect for enjoying the sunshine throughout the day and admiring the city lights at night, whether hosting friends and family or enjoying your own private penthouse this property has it all.

The kitchen/reception room has solid wooden flooring all the way through. The kitchen has modern slate grey units with a crisp white counter top with a matching breakfast bar providing extra space for all your cooking adventures.

The hallway leads to both double bedrooms and the large bathroom. The double bedrooms have window views across to the east looking towards Greenwich and Canary Wharf. The bathroom is over 12ft deep with a shower over bath.

The balcony offers opportunity for sunset dinner parties and sunrise breakfasts, with plenty of room to extend your living to the outside during the summer months. There's even space for garden beds and pot plants to create an oasis of your own.

It's not very often a penthouse apartment this close to the views of central London appears on the market, so don't miss out on the opportunity to make this your very own.

Please call the Sales Team at Hunters to book your viewing.

Lease: 108 years remaining

Southwark Park 0.3 miles providing a beautiful walk through to the river.  
Surrey Quays station 0.4 mile: Overground line to East London and Dalston.  
Canada Water 0.8 miles: Jubilee Line and direct links to central London.  
Surrey Quays shopping centre 0.5 miles  
South Bermondsey station 0.6 miles, trains to London Bridge (5 minutes)





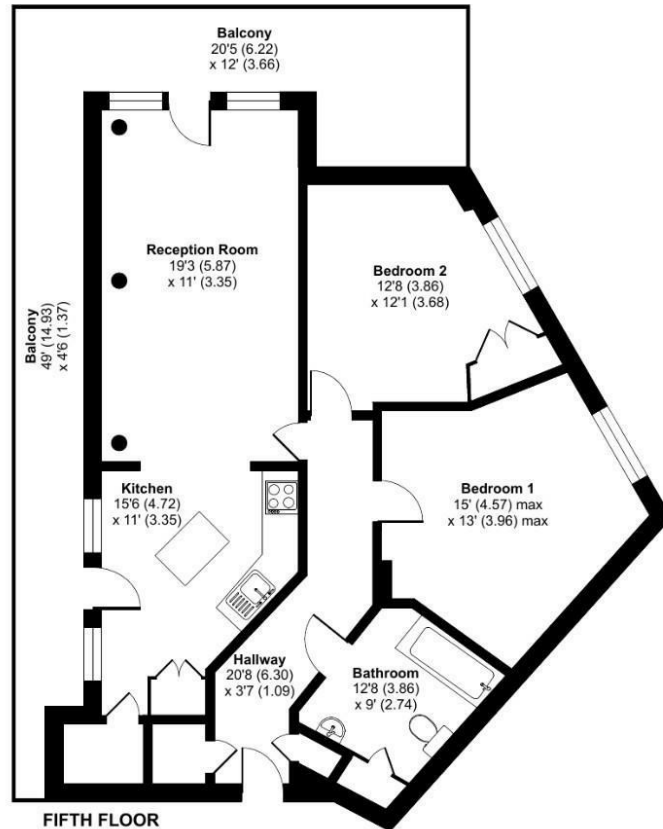




## Eugenia Road, London, SE16

Approximate Area = 881 sq ft / 81.8 sq m

For identification only - Not to scale



FIFTH FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hunters. REF: 1211425

### Viewings

Please contact [surreyquays@hunters.com](mailto:surreyquays@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	79
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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