



PRICE GUIDE

£350,000

baroques gardens

London, SE16 7EL

Guide Price - £350,000 - £375,000

The apartment features a spacious double bedroom with built-in wardrobes, a stylish family bathroom, and a bright, open-plan kitchen and living area with dual-aspect windows and a Juliette balcony. The kitchen is fully fitted with integrated Bosch appliances, including a dishwasher and washer/dryer, providing both convenience and a sleek contemporary look. Also includes two storage cupboards in hallway .

Residents benefit from a range of on-site amenities, including a 24-hour concierge service, a fully equipped residents only gym, and beautifully landscaped communal gardens.

The development also offers excellent local conveniences with a Tesco Express, cafés, and restaurants just moments from your doorstep.

Baroque Gardens is ideally located for excellent transport links, including Greenland Pier for Thames Clipper services, as well as Surrey Quays and Canada Water stations, offering easy access to the City, Canary Wharf, and central London. Surrey Quays Leisure Park and Shopping Centre are also within easy reach, offering a wide selection of shops, dining options, and entertainment.

This is a perfect home for professionals, first-time buyers, or investors looking for a stylish and well-connected London residence.

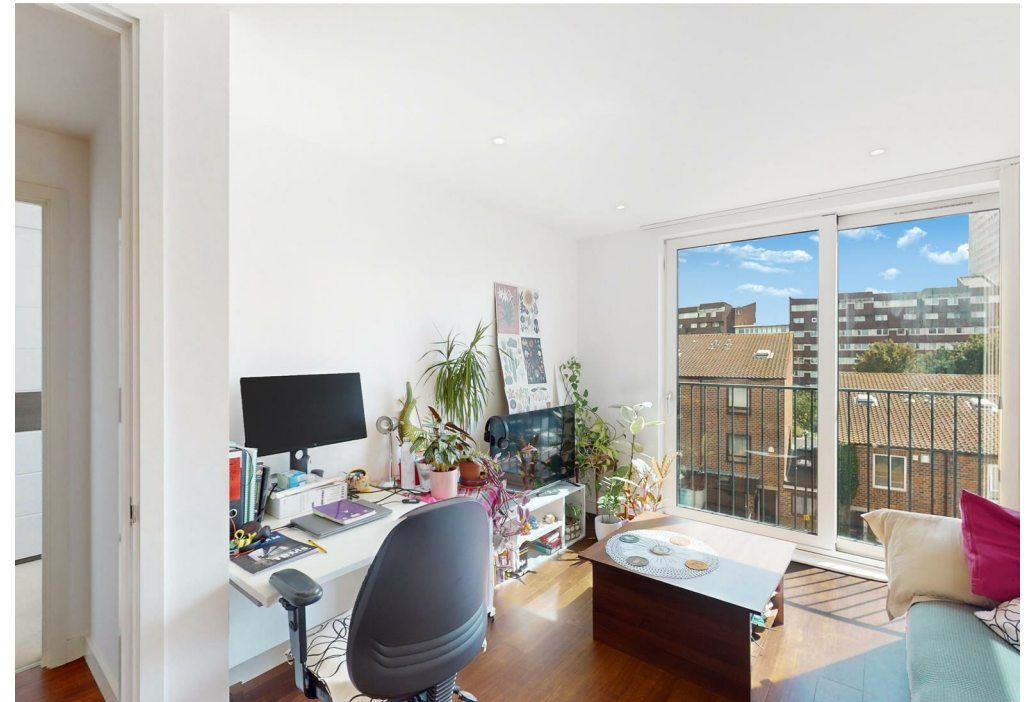
Offered chain free

Leasehold: 985 years remaining

Service Charge: £2,518 per annum

Ground Rent: £300 per annum

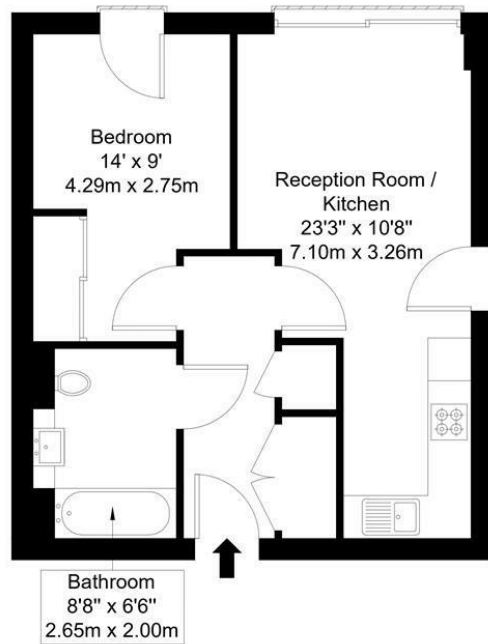
Council Tax: Band D





Mary Rose Square, SE16 7EL

Approx Gross Internal Area = 43 sq m / 463 sq ft



Second Floor

Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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