



Eleanor Close, London, SE16 6PS

A naturally bright one bedroom apartment; located in a quiet gated residential setting moments from Canada Water Station.

The apartment features a generous living room with space to dine, a separate modern kitchen with plenty of storage, spacious double bedroom, and a stylish bathroom. Additional storage can be found in the hallway. The property is surrounded by many local amenities such as cafes, restaurant, supermarkets, shopping centre, bars, a local market, new leisure centre, the greenery of the woodlands, and excellent transport links. The property is also conveniently located moments from the highly celebrated Canada Water Masterplan, and it comes with a private allocated car parking space.

Years on Lease - 177
 Annual Service Charge - £2284
 Annual Ground Rent - 0
 Council Tax Band - D

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.

- Generous One Bedroom Apartment with Long Lease
- Chain Free
- Moments from the highly celebrated Canada Water Masterplan
- Quiet, Gated Residential Setting
- Allocated Parking Space
- Modern Quality Kitchen
- Generous Bathroom
- Under 5 min walk from Underground Station
- Supermarkets, Leisure Centres, Swimming Pool, Cafes, Restaurants and Bars within Walking Distance

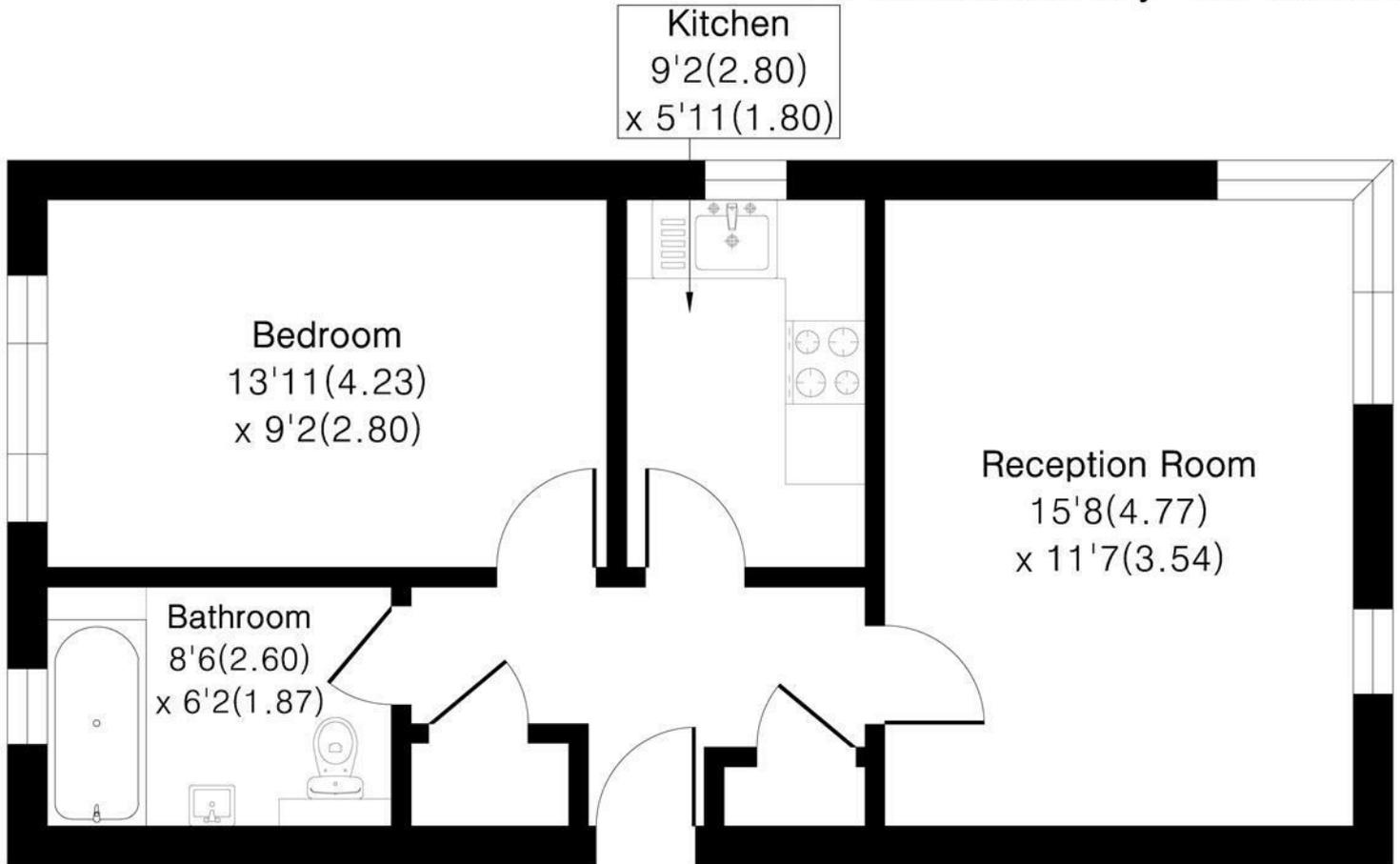
£375,000

Alex & Matteo
 ESTATE AGENTS

Derwent Court SE16

Approximate Area = 507 sq ft / 47.0 sq m

For identification only - Not To Scale



Second Floor



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) A | | | |
| (81-91) B | | | |
| (69-80) C | | 76 | 76 |
| (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 | |