



## Blondin Way, London, SE16 6BA

Guide Price £500,000 to £525,000

A spacious two bedroom, two bathroom apartment with private balcony enjoying stunning pleasant greenery views in a modern and tranquil portered Canada Water development.

The property features a generous open-plan modern kitchen and reception room with access to the private balcony, two generous double bedrooms one boasting an en-suite bathroom, and a stylish family bathroom. Additional storage can be found in the hallway.

A few steps down from their front doors, without leaving the building, residents can enjoy a state of art fitness facility alongside a concierge on the ground floor. The property comes with an allocated gated car parking space.

Located next to the greenery of Russia Dock Woodland and a short stroll from Canada Water underground station as well as the River Thames, the property is ideal for those looking to live in a modern and tranquil setting without giving up the privilege to live in the heart of London.

Years on lease: 142  
Annual service charge: £3,958  
Annual ground rent: £509.90  
Council Tax Band: E

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.

- Chain Free
- Secure Car Parking Space
- Private Balcony
- Fully Equipped Gym
- Onsite Concierge
- Plenty of Storage
- Ofsted outstanding Redriff school
- Steps from Russia Dock Woodland
- Short Stroll From Canada Water Masterplan

**Alex & Matteo**  
ESTATE AGENTS

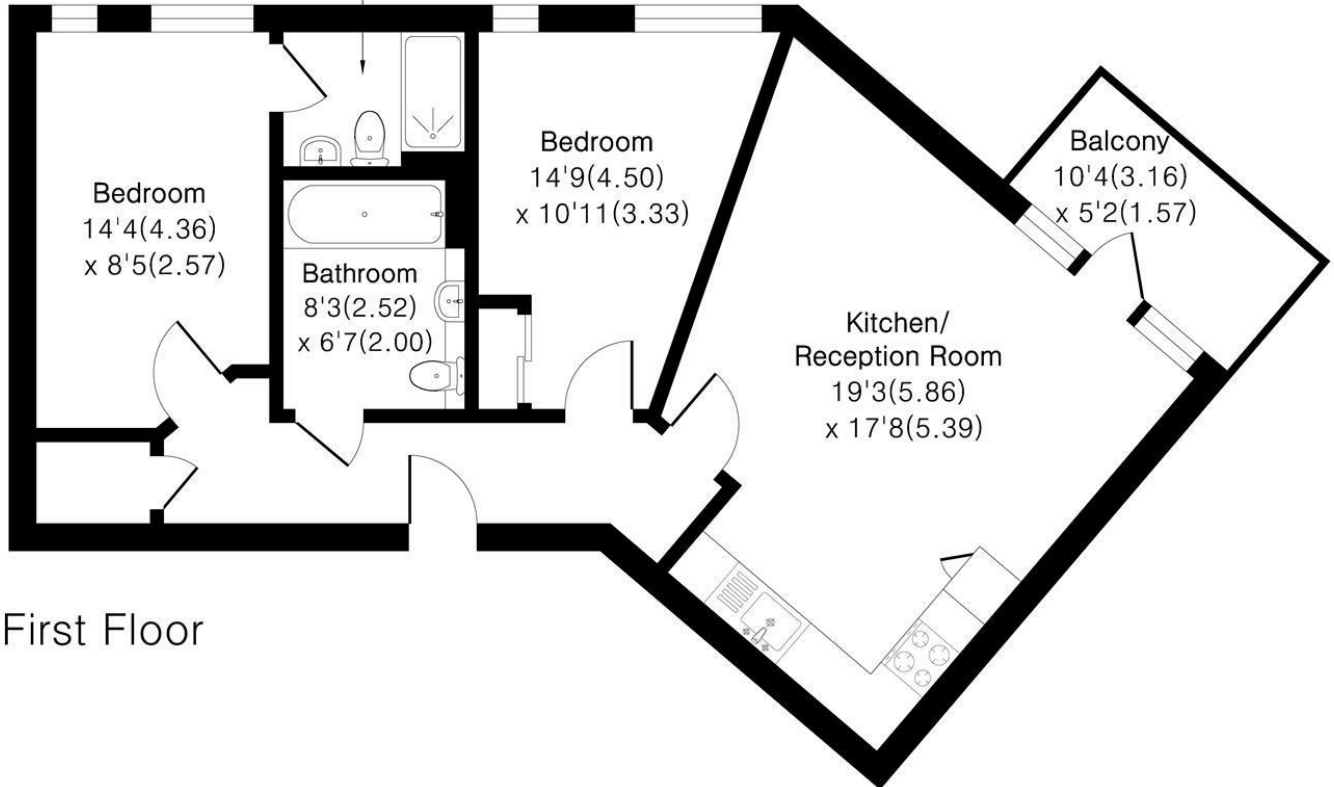
**Guide price £500,000**

# Campion House, Blondin Way, SE16

Approximate Area = 708 sq ft / 65.7 sq m



En-suite  
6'7(2.00)  
x 5'2(1.57)



First 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) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  | 82                      | 83        |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |