



## Quebec Way, London, SE16 7ET

Guide price £350,000 to £375,000. A contemporary and naturally bright one-bedroom apartment with private balcony in one of the newest and most prestigious Canada Water developments. The property boasts a generous and bright living area, a contemporary kitchen, a spacious bedroom with plenty of storage space, and a stylish bathroom. The apartment is complimented by a large hallway storage space and a private balcony enjoying pleasant views. Moments from Canada Water station and steps from the award-winning Stave Hill ecological park, the apartment is ideal for those wanting to escape the hustle and bustle of the city without giving up the privilege to live in the heart of London.

Service Charge £3491.77 per annum  
Sinking Funds Contributions = £1562.23 per annum  
Ground Rent - £200 per annum  
Years on the lease: 243  
Leasehold

Council tax 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. Please note that the property was originally purchased under a shared ownership scheme and is now being sold outright (100% ownership).

- Chain Free
- EWS1 (Certificate Approved)
- Steps from Stave Hill Ecological Park
- Plenty Of Storage Space
- Private Balcony
- Stylish Bathroom
- Moments from Canada Water Station
- Contemporary Development

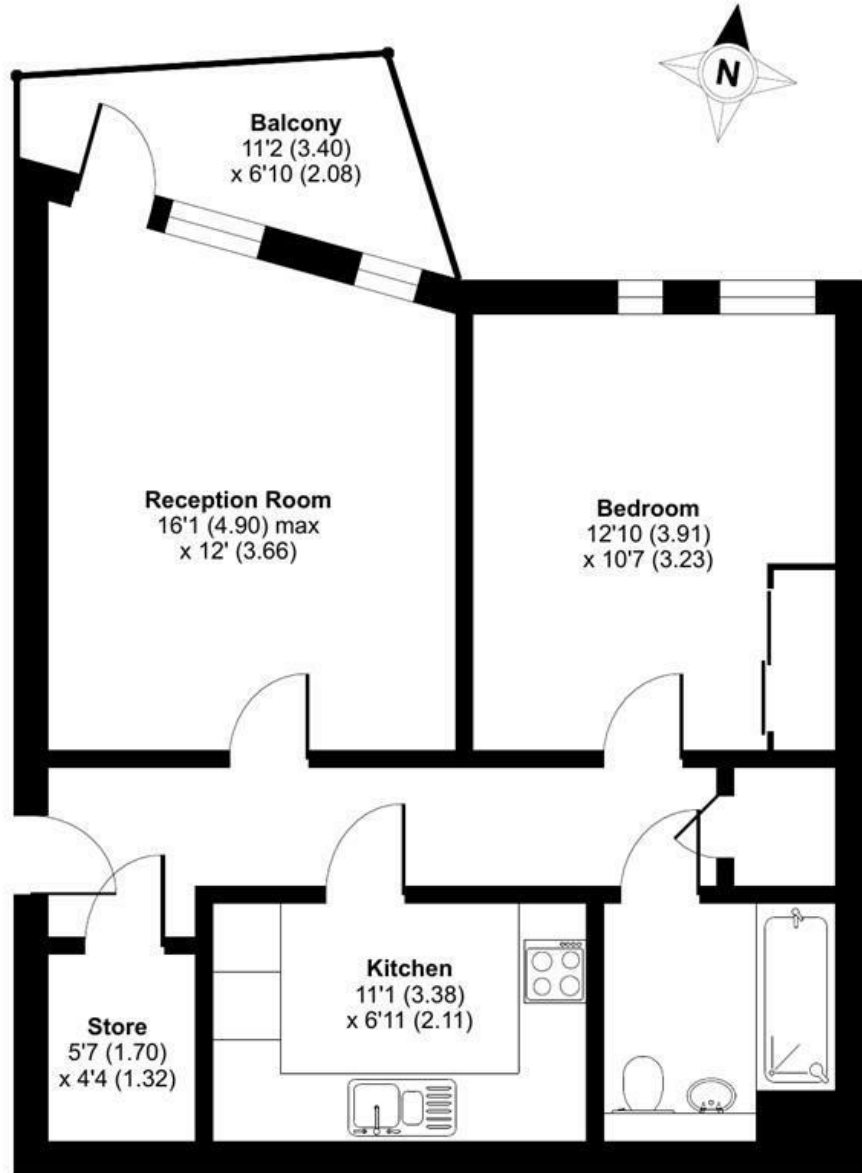
**Alex & Matteo**  
ESTATE AGENTS

**Guide price £350,000**

# Quebec Way, London, SE16

Approximate Area = 583 sq ft / 54.1 sq m

For identification only - Not to scale



**Alex & Matteo**  
ESTATE AGENTS



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Alex & Matteo Estate Agents. REF: 1019283

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	