



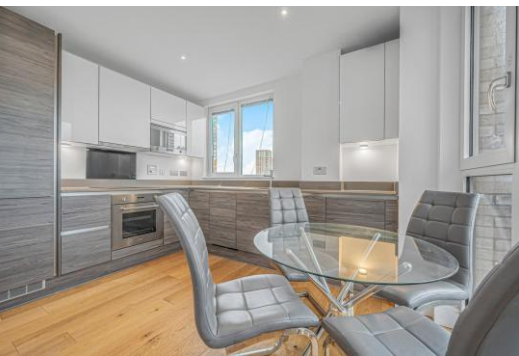
# Aurora Point

1 Winchester Square, SE8

Asking Price £418,000

A well-presented one-bedroom apartment spans approximately 585 sq ft and is set within the ever-popular Marine Wharf East development. The property offers a bright and contemporary living space, complemented by a private balcony along with the added

**CHESTERTONS**



# Aurora Point

1 Winchester Square, SE8

- Spacious one bedroom apartment
- Large private balcony
- Separate modern kitchen, well laid out
- Generous double bedroom with great proportions
- Concierge, gym, café, on-site amenities
- Allocated parking included with property
- Great location



Occupying a desirable seventh-floor position within the highly regarded Marine Wharf East development, this beautifully presented one-bedroom apartment offers approximately 585 sq ft of thoughtfully designed and well-balanced living space. The property is centred around an impressive open-plan reception and dining area, extending over 15 ft, creating a bright and inviting atmosphere ideal for both everyday living and entertaining. From here, direct access is provided to a private balcony, offering an attractive outdoor retreat. The separate, contemporary kitchen is intelligently configured, combining style and practicality while maintaining a degree of separation from the main living space.

The accommodation further comprises a particularly generous double bedroom, well-proportioned and capable of accommodating extensive storage, alongside a sleek, modern bathroom finished to a high standard. Additional hallway storage enhances functionality, ensuring a practical and uncluttered living environment. Residents of Marine Wharf East benefit from a concierge service and an excellent selection of on-site amenities, including a gym, coffee shop and supermarket. Perfectly positioned, the development lies just 0.6 miles from Surrey Quays Overground station and 0.8 miles from Canada Water station, providing swift connections into Canary Wharf, the City and Central London, making this an exceptional home or investment opportunity in a thriving riverside location.

**Tenure:** Leasehold 988 years 6 months  
**Service Charge:** £4622  
**Ground Rent:** £0  
**Local Authority:** London Borough Of Lewisham  
**Council Tax Band:** C

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

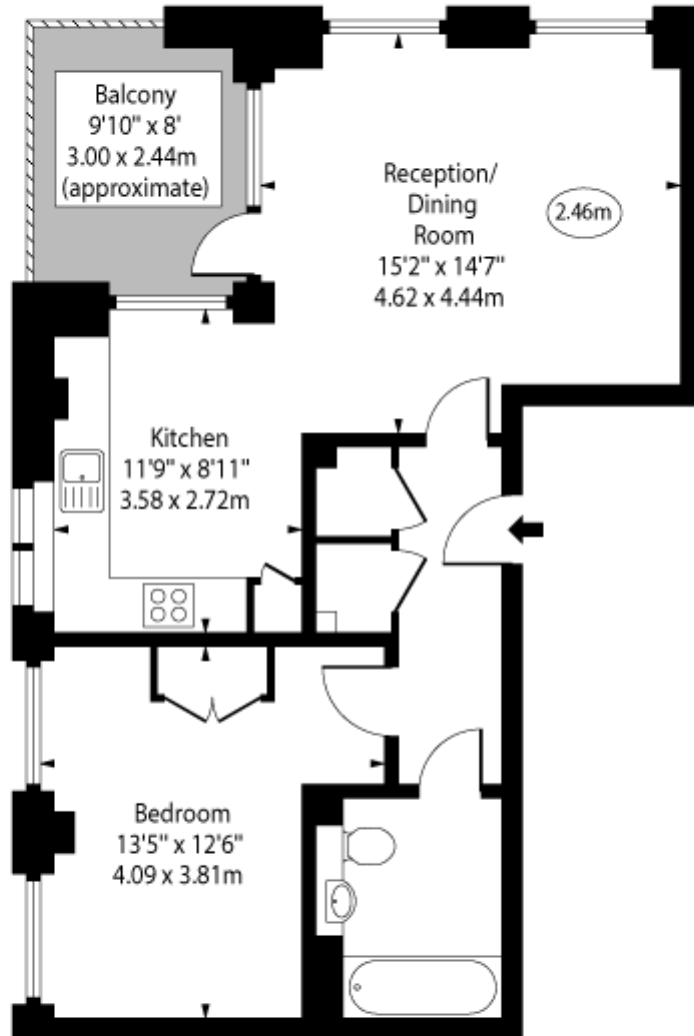
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Aurora Point,  
Winchester Square, SE8

○ - Ceiling Height



Seventh Floor

Approx Gross Internal Area      585 Sq Ft - 54.35 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

[www.goldlens.co.uk](http://www.goldlens.co.uk)  
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