Victory Way, Canada Water, SE16 6QH

Guide Price £375,000 to £400,000

A unique two bedroom apartment, located in a peaceful, leafy setting next to Russia Dock Woodland, within a small block of just two flats. Ideal home for those seeking a tranquil, community-focused lifestyle without compromising on convenience or location.
The apartment features a naturally bright living room with space to dine and access to a loft (not included in the lease). A separate tidy kitchen, two bedrooms, and a stylish family bathroom. Additional storage can be found in the hallway. The property also benefits from a private parking space and private outdoor patio (not included in the lease).
The apartment is close to many local amenities such as local cafes, bars, leisure centre, supermarket, shopping centre, as well as the Canada Water masterplan.

Years on Lease - 159
Annual Service Charge - £1522
Annual Ground Rent - Peppercorn
Council Tax Band - C

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.

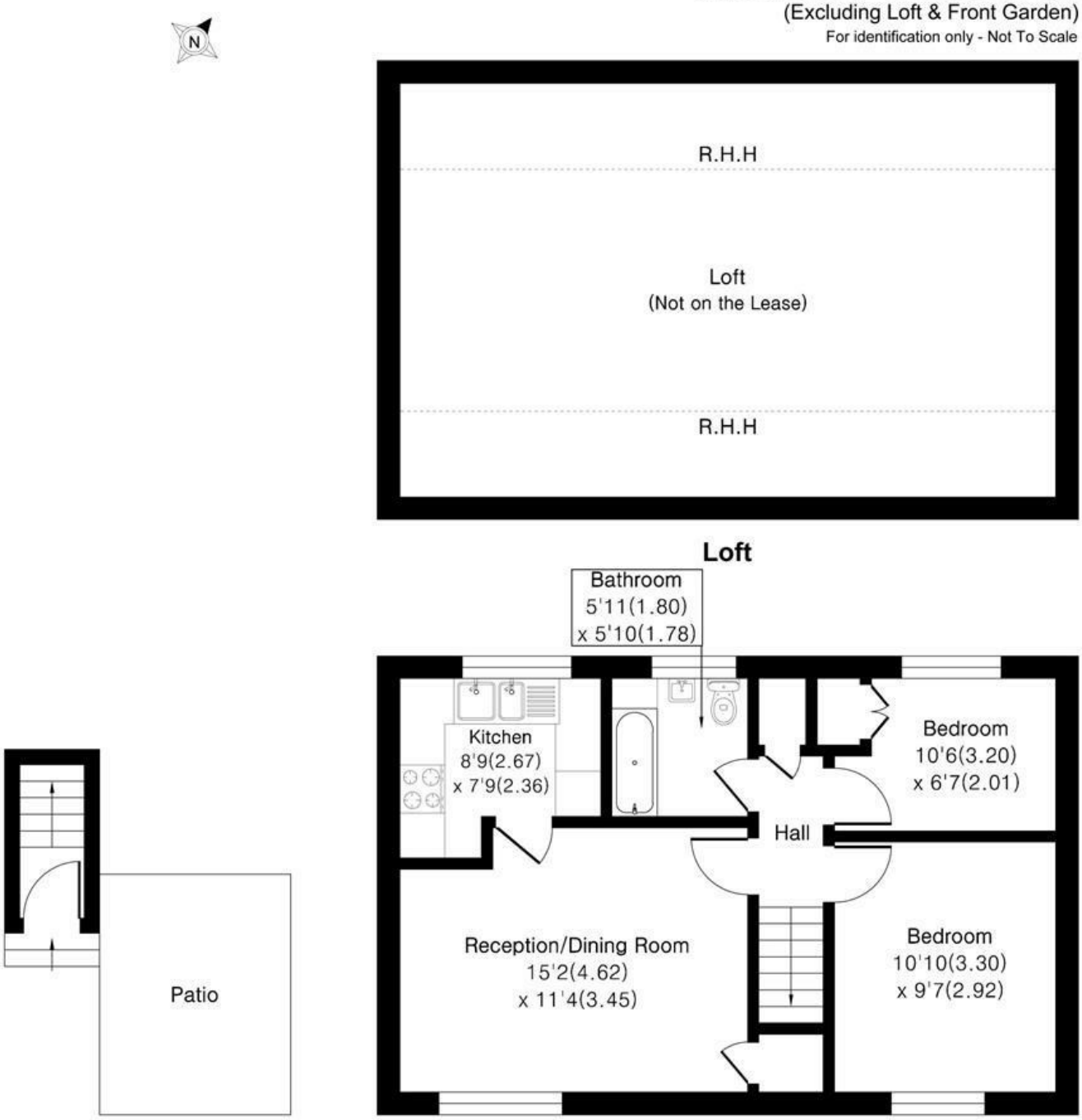
- Unique Two Bedroom Apartment
- Tranquil and Green Location
- Only two Flats in the Building
- Low Service Charge
- Allocated Car Parking
- Access to Loft and Front Patio (not part of the lease)
- Plenty of Storage Space
- Walking Distance from Canada Water Station and Masterplan
- Good Transport Links

Alex & Matteo
ESTATE AGENTS

Guide price £375,000

Victory Way London, SE16 6QH, London

Approximate Area = 527 sq ft / 48.9 sq m
(Excluding Loft & Front Garden)
For identification only - Not To Scale



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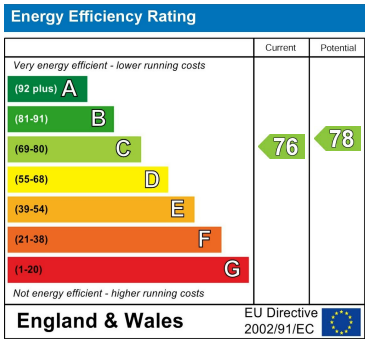
Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Alex & Matteo Estate Agents.



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