Blondin Way, Canada Water, SE16 6BD

A spacious and naturally bright two double bedroom, two bathroom apartment in a modern and tranquil portered Canada Water development.
The apartment features a generous open-plan modern kitchen and reception room with access to a private balcony with views of the local greenery. There are two spacious double bedrooms, one with an en-suite bathroom, and a separate family bathroom. Additional storage can be found in the hallway. There is underfloor heating throughout the apartment. A few steps down from their front doors, residents can enjoy a well-equipped gym alongside a concierge and secure bike storage. The property comes with an allocated 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 peaceful location whilst still offering excellent transport to central London.

Years on Lease - 142
Annual Service Charge - £3746 including heating and hot water
Annual Ground Rent- £515
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.

- Modern Two Bedroom Apartment
- Private Balcony with Greenery Views
- Gym, Concierge and Bike Storage
- Underfloor Heating
- Next to Russia Dock Woodland and Moments from River Thames
- Plenty of Storage
- Allocated Car Parking
- Moments from Ofsted Outstanding Reddriff Primary School
- Walking Distance from Canada Water Masterplan

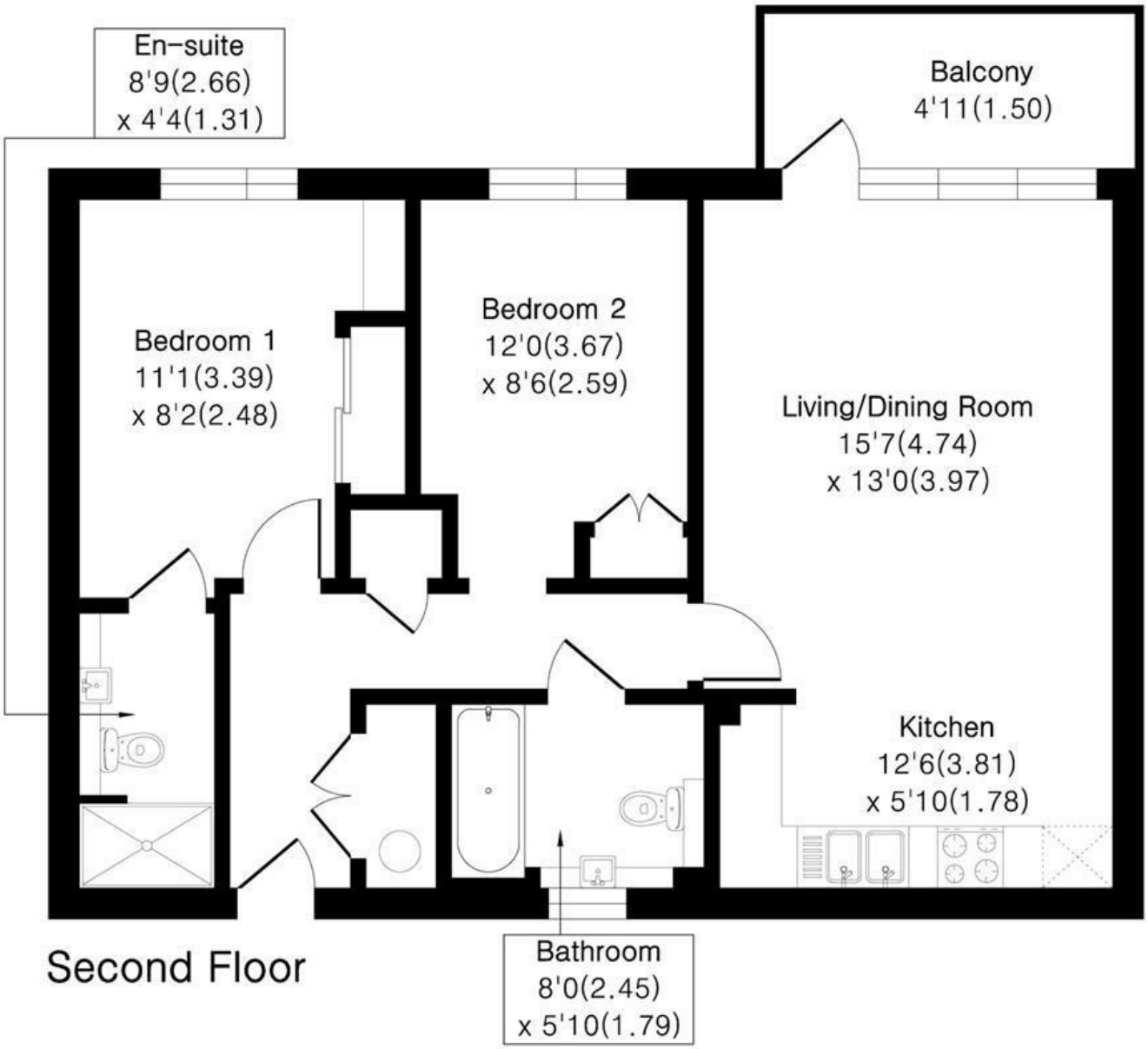
Alex & Matteo
ESTATE AGENTS

Offers in excess of £500,000

Blondin Way, London SE16

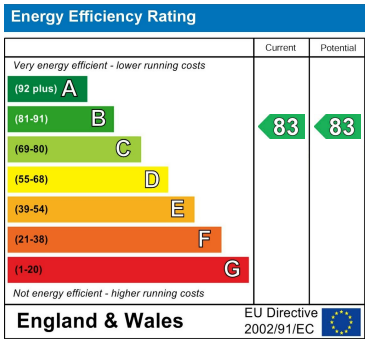
Approximate Area = 719 sq ft / 66.8 sq m
(Excluding Balcony)

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 Residentional).
Produced for Alex & Matteo Estate Agents.



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