



## Quebec Way, Canada Water, SE16 7ES

A very spacious (60 sqm plus) one bedroom apartment located in Quebec Way within one of the most sought-after developments in Canada Water. The property boasts a very generous open-plan modern kitchen / living area leading into the spacious private balcony ideal for al fresco dining, an impressive bedroom with built-in storage, and a stylish bathroom. Complementing the apartment's appeal, you'll find a very capacious hallway storage space / laundry room.

Conveniently positioned just moments from Canada Water station and in close proximity to the acclaimed Stave Hill ecological park, this apartment is the embodiment of urban sanctuary. For those who seek respite from the city's hustle and bustle without relinquishing the privilege of dwelling in the heart of London, this residence is nothing short of perfection.

Years remaining on the lease - 241  
 Annual service charge- £4,061.52  
 Annual ground rent - £100  
 Council Tax Band - D

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.

- Extremely Generous One Bedroom Apartment (60sqm plus)
- Direct access to Stave Hill Ecological Park
- Spacious Balcony
- Generous Bedroom
- Laundry Room
- Excellent Transport Links
- Surrounded by Local Amenities
- Moments from Canada Water Station and Masterplan
- Sought-After Development

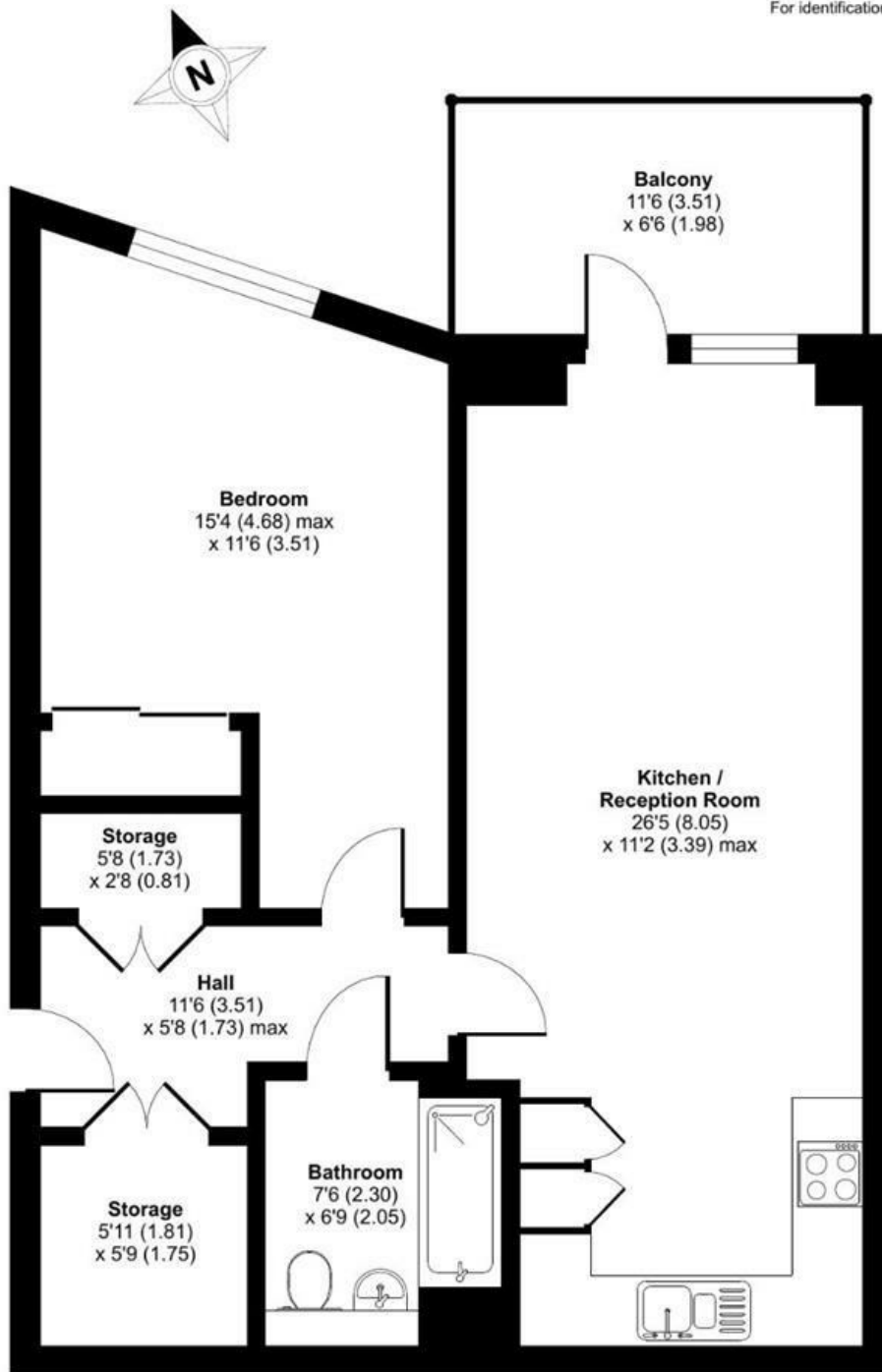
**Alex & Matteo**  
 ESTATE AGENTS

**Offers in excess of £425,000**

# Quebec Way, London, SE16

Approximate Area = 663 sq ft / 61.6 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		88	88
(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	