



Canada Estate, London, SE16 7AY

A lovely three bedroom, maisonette located moments from Canada Water Station with excellent transport links to central London.

The ground floor boasts a generous reception room with access to a large private paved garden, and a separate modern kitchen with plenty of storage. The first floor has two generous double bedrooms with built-in storage, a third bedroom which could also be used as a home office, and a well-kept family bathroom. Additional storage can be found in both hallways. Residents unallocated car parking space available. The property is surrounded by many local amenities such as local markets, cafes, grocery stores, fitness studios, great schools, parks, excellent transport links, as well as being moments from the Canada Water Masterplan.

Years on Lease - 104

Annual Service Charge - £1931.88

Annual Ground Rent - £10

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.

- Three Bedroom Maisonette in the heart of Canada Water
- Private Generous Garden
- Chain Free
- Plenty of Storage Space
- Short Walk From River Thames, Iconic Pubs, Local Cafes and Restaurants
- Moments From Canada Water Masterplan and Underground Station
- Tranquil Family Friendly Residential Setting

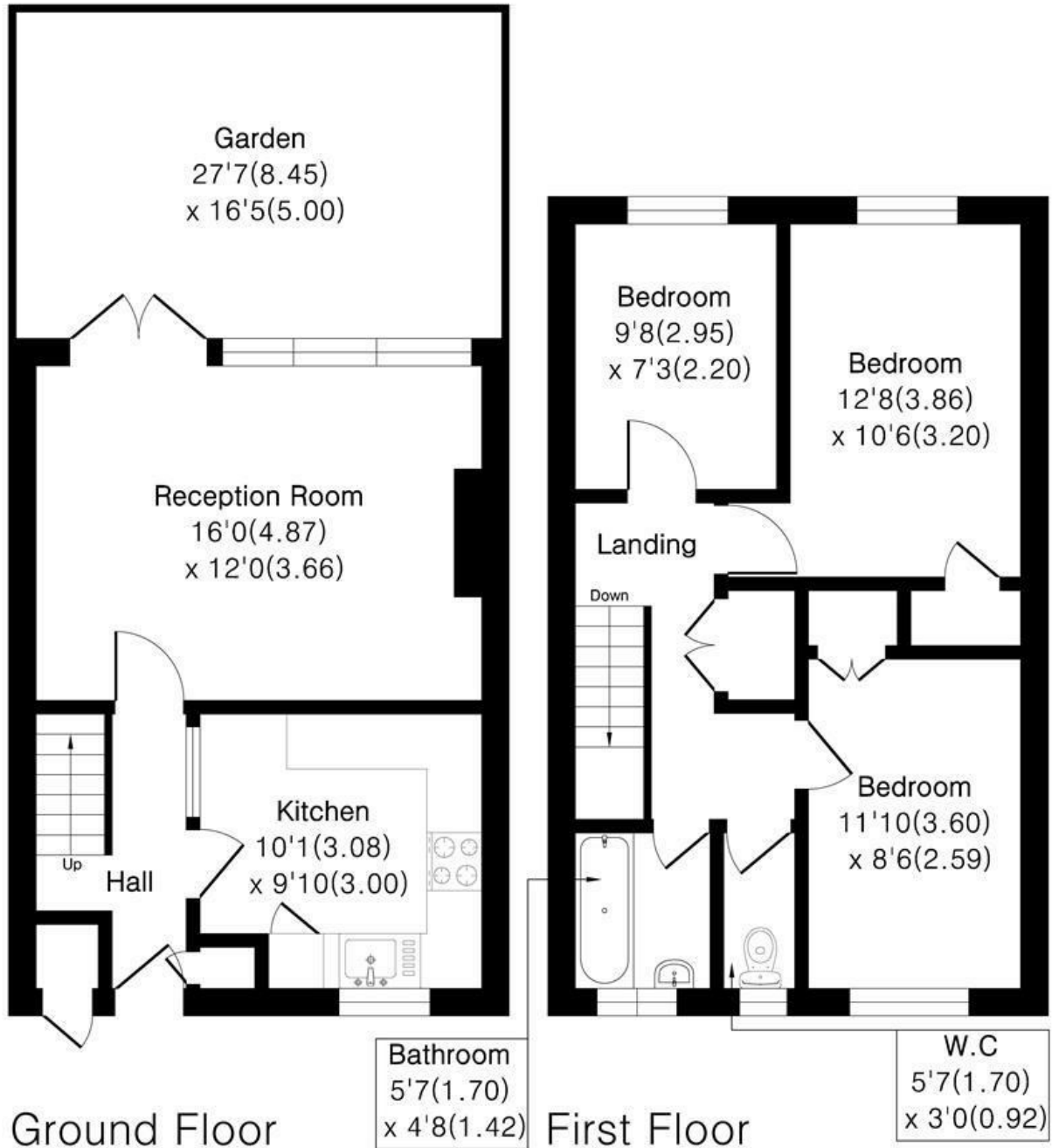
Alex & Matteo
ESTATE AGENTS

£475,000



Manitoba Court SE16

Approximate Area = 795 sq ft / 73.8 sq m



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		