



## Water Gardens Square, London, SE16 6RJ

A spacious two bedroom, two bathroom, second floor apartment, located moments from the Canada Water masterplan and Canada Water station with direct links to both Canary Wharf and Central London. The apartment features an open plan modern kitchen and reception room with floor to ceiling windows and plenty of room room to dine, a stylish family bathroom, and two double bedrooms, one boasting built-in storage and an en-suite bathroom, with access to the private balcony. Additional storage can be found in the hallway. The surrounding area has plenty of local amenities such as local restaurant, cafés, supermarket, shopping centre, bus stop outside of the property, and it is walking distance to Russia Dock Woodland.

Years Left on lease - 974  
Annual Service Charge - £2800  
Annual Ground Rent - £300  
Council Tax Band - D

Council tax and, where applicable, lease information, service charges and ground rent, property size are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- Spacious Two Bedroom Apartment
- Chain Free
- Plenty of Storage
- Excellent Location
- Good Transport Links
- Close to Canada Water Masterplan
- Surrounded by Local Amenities
- EWS1 Form Compliant

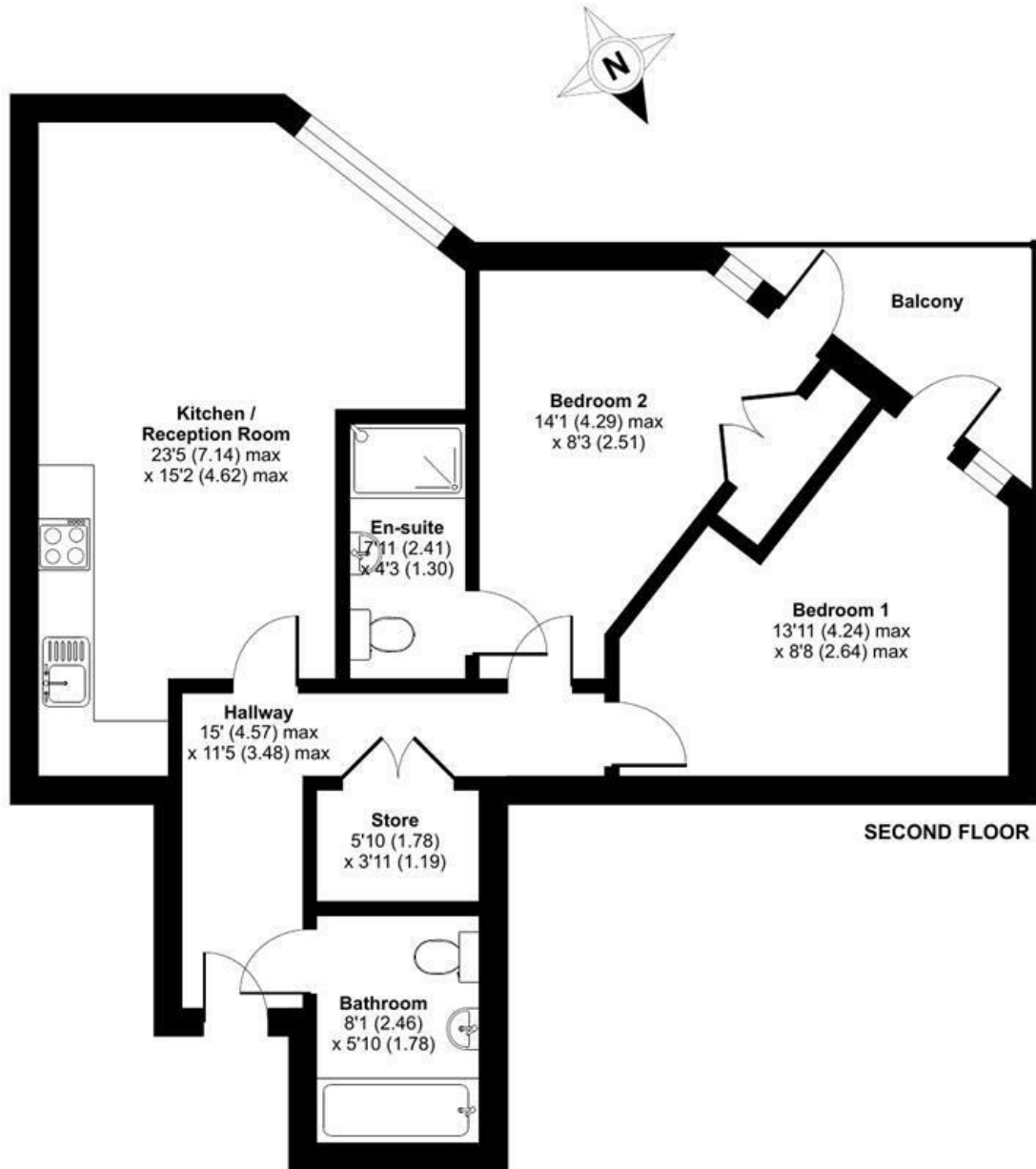
**Alex & Matteo**  
ESTATE AGENTS

**Offers in excess of £500,000**

# Heligan House, Water Gardens Square, London, SE16

Approximate Area = 767 sq ft / 71.2 sq m

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). © nitchecom 2025. Produced for Alex & Matteo Estate Agents. REF: 1244173

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	85
(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		