







Rainbow Quay, Canada Water, SE16 7UF

Alex & Matteo ESTATE AGENTS

Situated on a picturesque, leafy residential street in Surrey Quays, this spacious two-bedroom apartment enjoys a peaceful setting surrounded by South Dock Marina and Greenland Dock, with the River Thames a short stroll away.

The apartment offers a generous reception room with ample space for dining, a separate fitted kitchen, and two well-proportioned double bedrooms. The principal bedroom benefits from built-in storage and an en-suite bathroom, while the property also features a separate shower room. Further storage is available in the hallway.

A sunny private balcony overlooking the attractive residents' communal garden provides a pleasant outdoor space from which to enjoy the peaceful surroundings. The property also benefits from allocated secure underground parking and secure cycle storage, both included, as well as access to the private communal garden reserved exclusively for residents.

The apartment is within walking distance of both Surrey Quays station and Canada Water station, offering excellent transport connections across London. Canada Water provides access to the Jubilee line and Windrush line Overground services, making the City, Canary Wharf, the West End and beyond easily accessible. A wide range of local amenities are also close by, including Surrey Quays Shopping Centre, Tesco, Canada Water Café, Plough Way Deli, and Surrey Docks Fitness and Water Sports Centre.

- Spacious two-bedroom apartment with ample storage
- Principal bedroom with en-suite bathroom and separate shower room
- Sunny private balcony overlooking residents' communal garden
- Private residents' communal garden
- Allocated secure underground parking and secure cycle storage
- Walking distance to Canada Water (Jubilee line and Windrush line Overground) and Surrey Quays stations
- Excellent local amenities nearby
- Sought-after peaceful marina-side location
- Share of freehold and no ground rent liability
- 999-year lease for long-term peace of mind

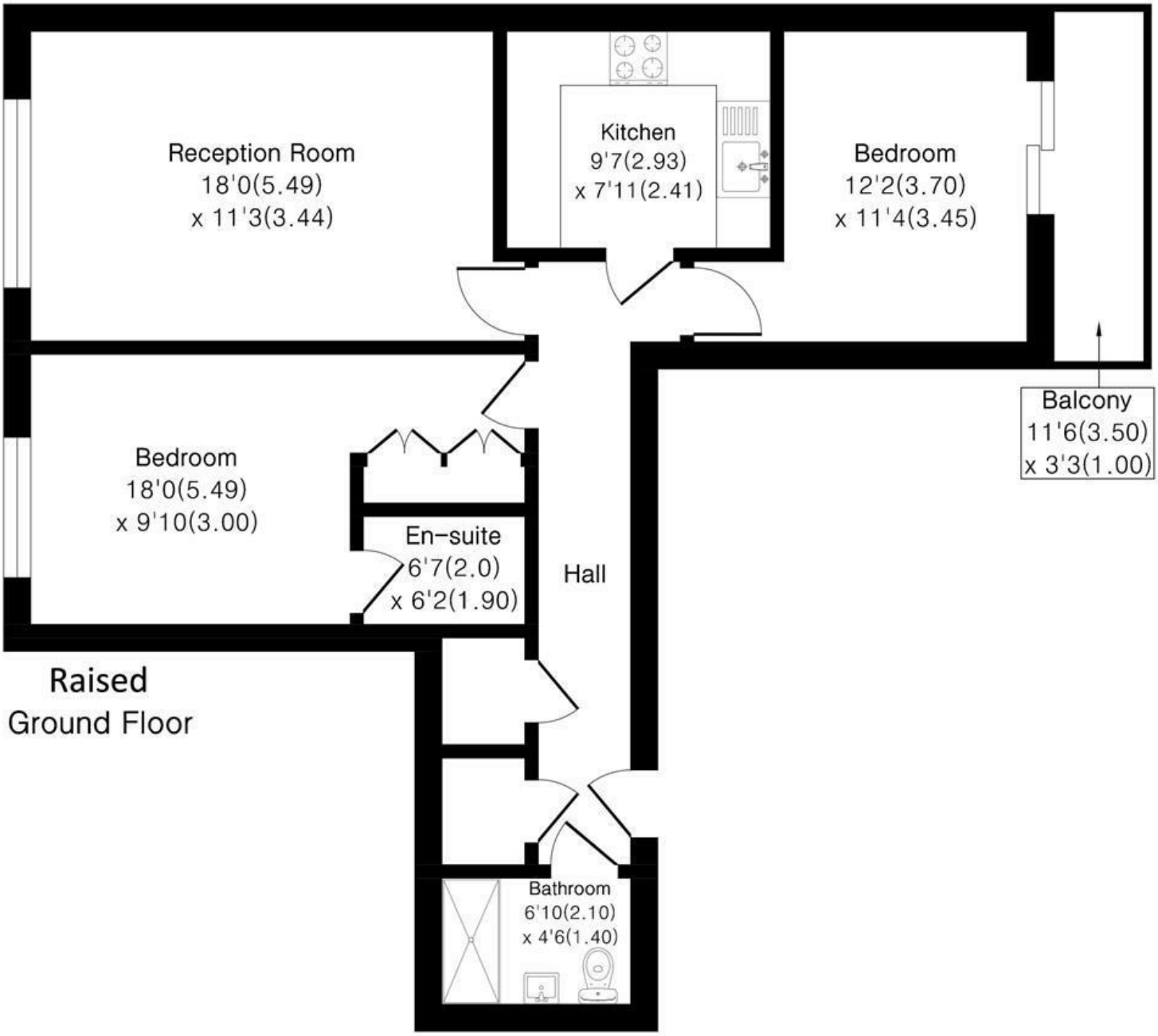
£475,000

Rainbow Quay Canada Water, SE16 7UF

Approximate Area = 732 sq ft / 67.9 sq m

(Excluding Balcony)

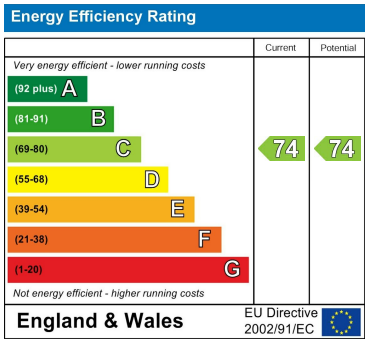
For identification only - Not To Scale



Alex & Matteo ESTATE AGENTS

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

PERSPECTIVA CREATIVE



104 Cocoa Studios, The Biscuit Factory Drummond Road, London, United Kingdom, SE16 4FA
T. 020 3983 1833
E. hello@alex-matteo.com