



Seafarer Way, London, SE16 7DW

A generous three-bedroom, two-bathroom apartment located in the sought-after Marine Wharf development in Surrey Quays — just a short walk from Surrey Quays Overground Station and the exciting Canada Water Masterplan area.

The apartment boasts a bright and spacious open-plan kitchen and reception room with direct access to a private balcony. There are three well-proportioned bedrooms, including a principal bedroom with built-in wardrobes and a modern en-suite bathroom. A stylish family bathroom and additional hallway storage complete the interior. The property comes with secure gated car parking (right to park included) and access to a bike storage.

Residents of Marine Wharf benefit from a 24-hour concierge, a residents-only gym, landscaped communal gardens, a playground, and a nearby crèche. The development is perfectly positioned close to a wide range of local amenities including a brand-new leisure centre, independent cafés, restaurants, grocery shops, a large shopping centre, and the open green spaces of Southwark Park.

Years on Lease - 985
Annual Service Charge - £6438
Annual Ground Rent - £500
Council Tax Band - E

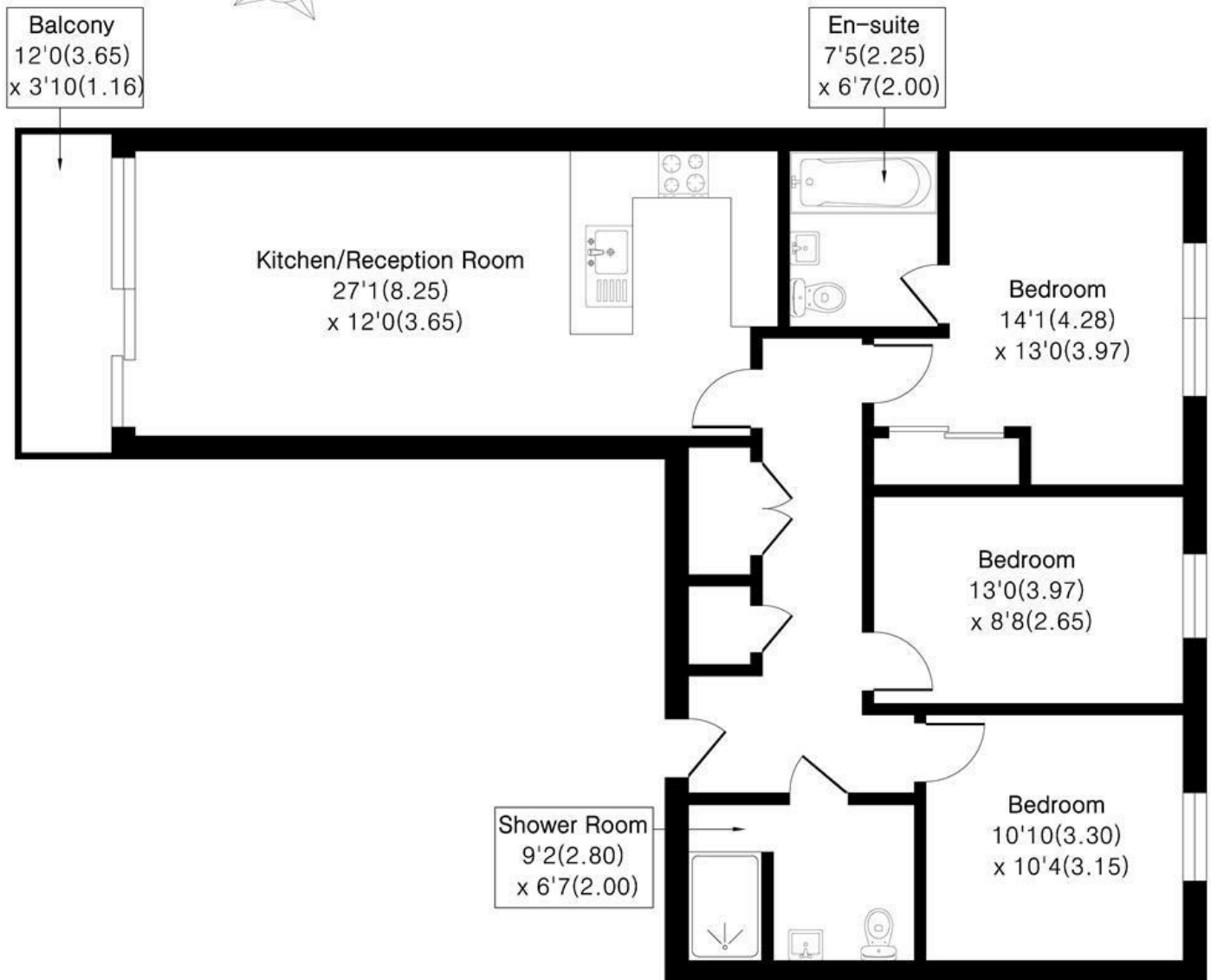
- Generous Three-Bedroom Apartment
- Private Balcony
- Secure Gated Car Parking (Right to Park Included) and Bike Storage
- Contemporary Open-Plan Living
- Ample Built-In Storage
- Modern Development with Concierge, Gym & Gardens
- Excellent Transport Links (Surrey Quays & Canada Water)
- Close to the River Thames and Greenland Dock
- Surrounded by Shops, Cafés, and Leisure Facilities
- Moments from Canada Water Masterplan

Alex & Matteo
ESTATE AGENTS

Offers in excess of £600,000

Cadmus Court SE16

Approximate Area = 988 sq ft / 91.8 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	82	82
(69-80) C		
(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		