



Onega Gate, London, SE16 7PR

A two bedroom Duplex Maisonette located next to the picturesque Greenland Dock and a short stroll from Canada Water underground and overground stations. The property is spread over two floors and presents a unique layout. Downstairs is the spacious kitchen / dining room with plenty of storage space. On the first floor are the dual aspect reception room featuring a unique bow window and Juliette balcony allowing plenty of natural light, the spacious master bedroom, a stylish bathroom, and the second well proportioned double bedroom. Onsite benefits include secure underground car park and a communal terrace overlooking the Greenland Dock.

Years on the Lease: 165

Service Charge: £3943.06 including sinking funds contributions

Ground Rent: £10.00

Council Tax Band: E

- Duplex Apartment
- Next to Greenland Dock
- Spacious Separate Kitchen - Dining Room
- Naturally Bright Double Aspect Living Room
- Plenty Of Storage Space
- Allocated Gated Underground Car Park
- Communal Terrace

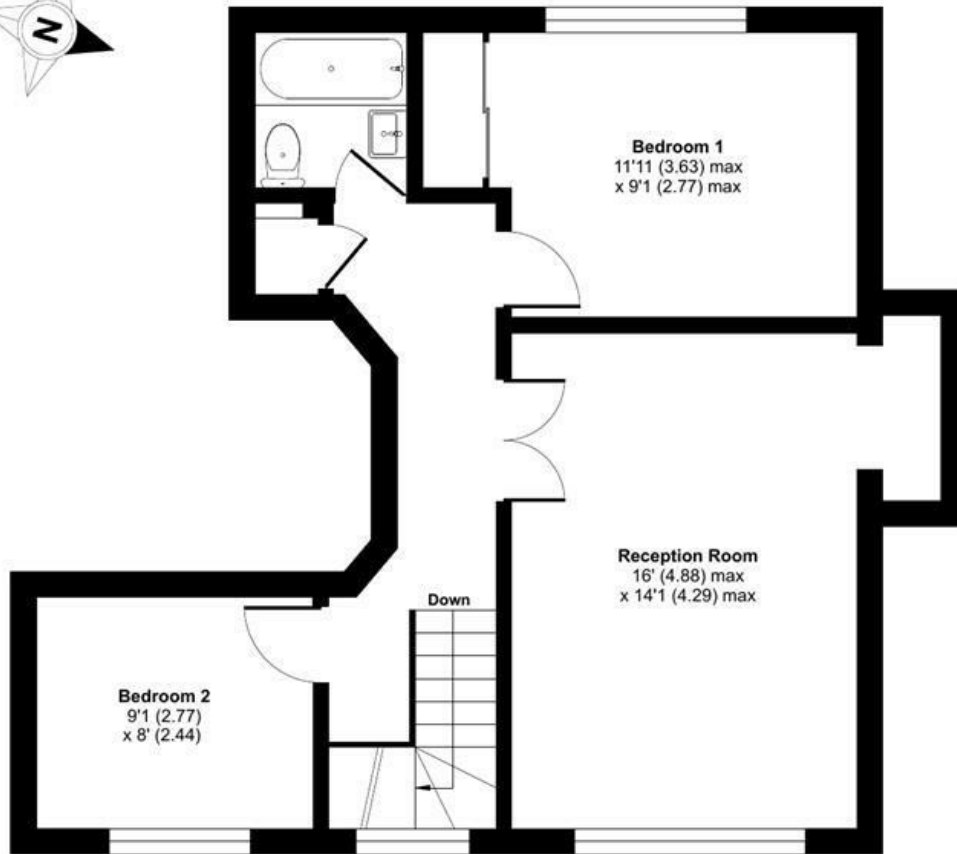
Alex & Matteo
ESTATE AGENTS

Offers in excess of £500,000

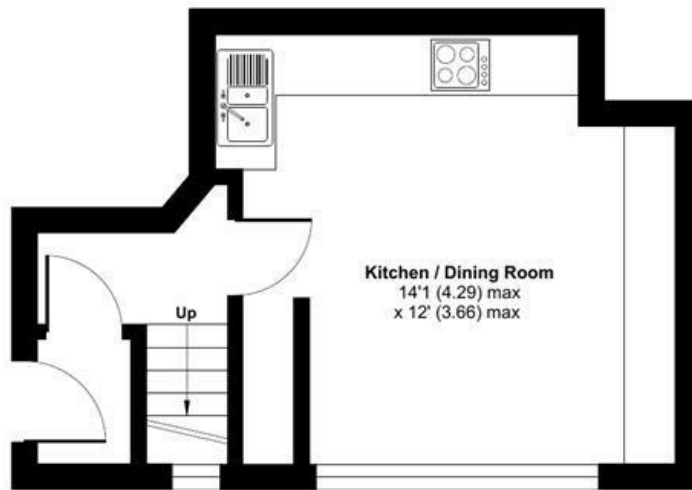
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Approximate Area = 791 sq ft / 73 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Alex & Matteo Estate Agents, REF: 878045

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 74 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 53 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |