

Blondin Way, London, SE16 6BA

Guide Price £500,000-£525,000

A spacious two bedroom, two bathroom apartment in a modern and tranquil portered Canada Water development, complete with private balcony enjoying stunning views of Stave Hill Ecological Park. The apartment feature a generous open-plan modern kitchen and reception room with access to the private balcony, two generous double bedrooms one boasting an en-suite bathroom, and a stylish family bathroom. Additional storage can be found in the hallway. A few steps down from their front doors, without leaving the building, residents can enjoy a state of art fitness facility alongside a concierge on the ground floor. The property comes with an allocated gated car parking space. Located next to the greenery of Russia Dock Woodland and a short stroll from Canada Water underground station as well as the River Thames, the property is ideal for those looking to live in a modern and tranquil setting without giving up the privilege to live in the heart of London.

Years on lease: 142
Annual service charge: £3,958
Annual ground rent: £509.90
Council Tax Band: E

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.

- Modern Two Bedroom Apartment - Chain Free
- Private Balcony with stunning views
- Onsite Concierge
- 24 Hour Gym
- Great Transport Links
- Plenty of Storage
- Covered Car Parking
- Ofsted outstanding Redriff school
- Top Floor

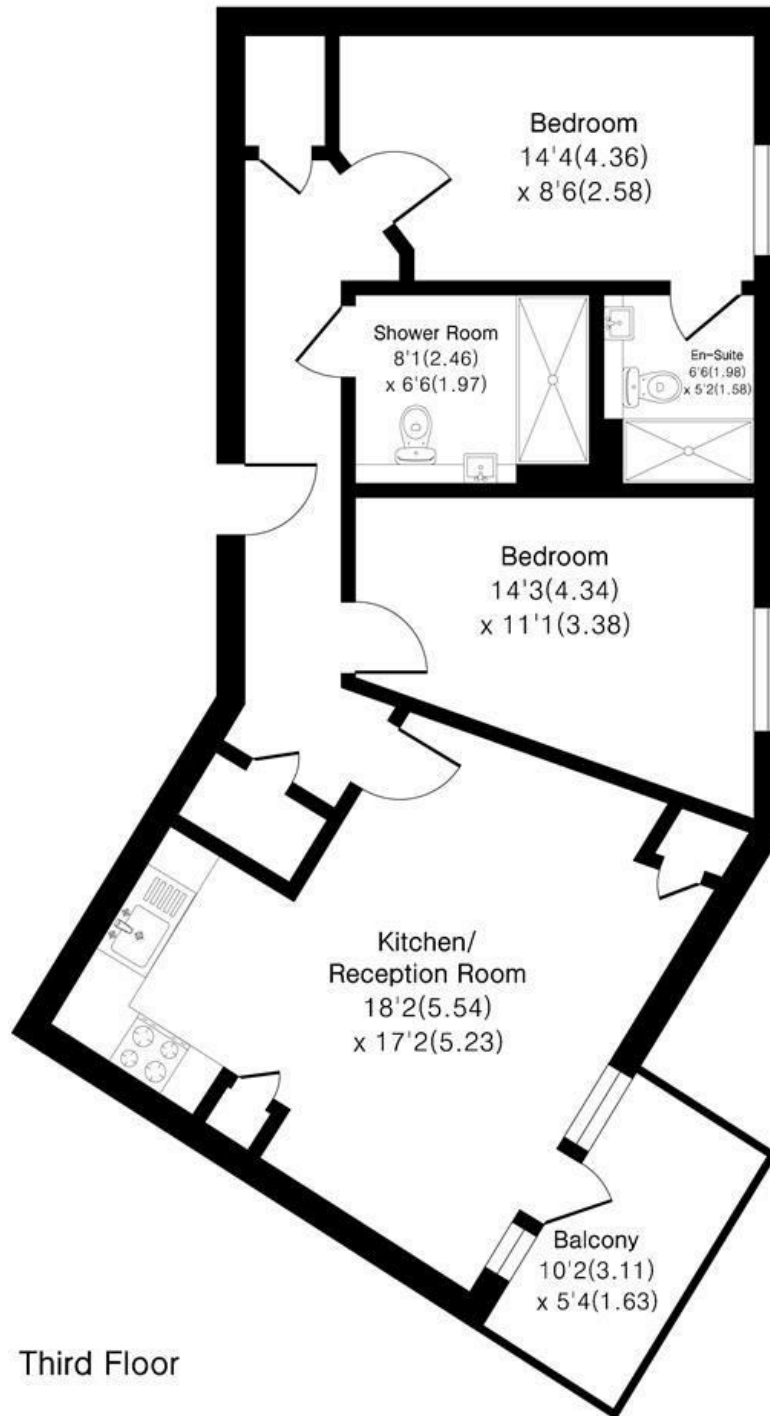
Alex & Matteo
ESTATE AGENTS

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Campion House SE16

Approximate Area = 710 sq ft / 65.9 sq m

For identification only - Not To Scale



Third Floor



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		78	78
(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	