



## 71 Plough Way, London, SE16 7AD

A spacious two bedroom, two bathroom apartment located in Surrey Quays, moments from the Surrey Quays Overground Station and a short walk from Canada Water Underground Station.

The apartment boasts a modern kitchen, naturally bright reception room with access to a private balcony, a stylish family bathroom and two double bedrooms; one boasting an en-suite and second private balcony. Additional storage can be found in the hallway.

The property is surrounded by many local amenities including a new leisure centre, bars, restaurants, shopping centre, and the greenery of Southwark Park.

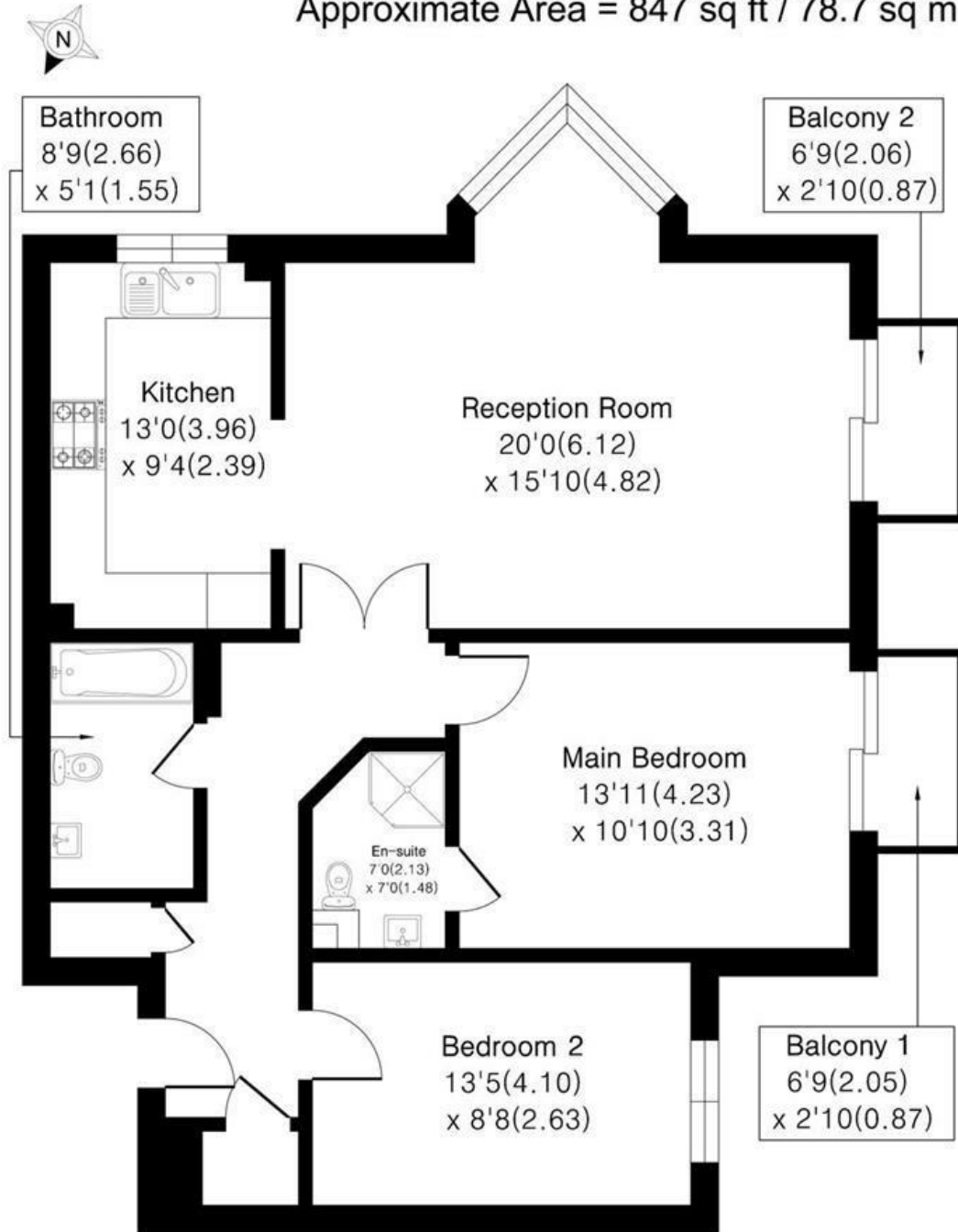
- Spacious Two Bedroom Apartment
- Excellent Transport Links
- Two Private Balconies
- Great Location
- Close to Local Amenities
- Gated Parking Space

**£2,300 Per month**

**Alex & Matteo**  
ESTATE AGENTS

# Caronia Court SE16

Approximate Area = 847 sq ft / 78.7 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) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(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	