



## Gullivers Walk, London, SE8 3FA

Guide Price £600,000 to £625,000

A spacious three bedroom, two bathroom apartment; boasting a private balcony and within walking distance from Surrey Quays Overground station, offering excellent transport links across London.

The apartment features a generous reception room with access to the private balcony, a modern kitchen with plenty of storage, a stylish family bathroom, and three bedrooms all with built in storage, as well as the master bedroom having an en-suite bathroom. Additional storage can be found in the hallway.

The property is surrounded by a plethora of local amenities such as restaurants, cafes, fitness space, shopping centre, convenience stores, and Greenland Surrey Quays Pier with ferry access to Canary Wharf.

Years left on lease: 990

Annual ground rent: £450 per year

Annual Service Charge: £6,383.59 including 30% circa sinking funds and parking  
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.

- Spacious Three Bedroom Apartment
- Contemporary Development
- Excellent Location
- Great Transport Links
- Surrounded by Local Amenities
- Private Balcony
- Designated Car Parking Space
- Secure Bicycle Storage
- Long Lease

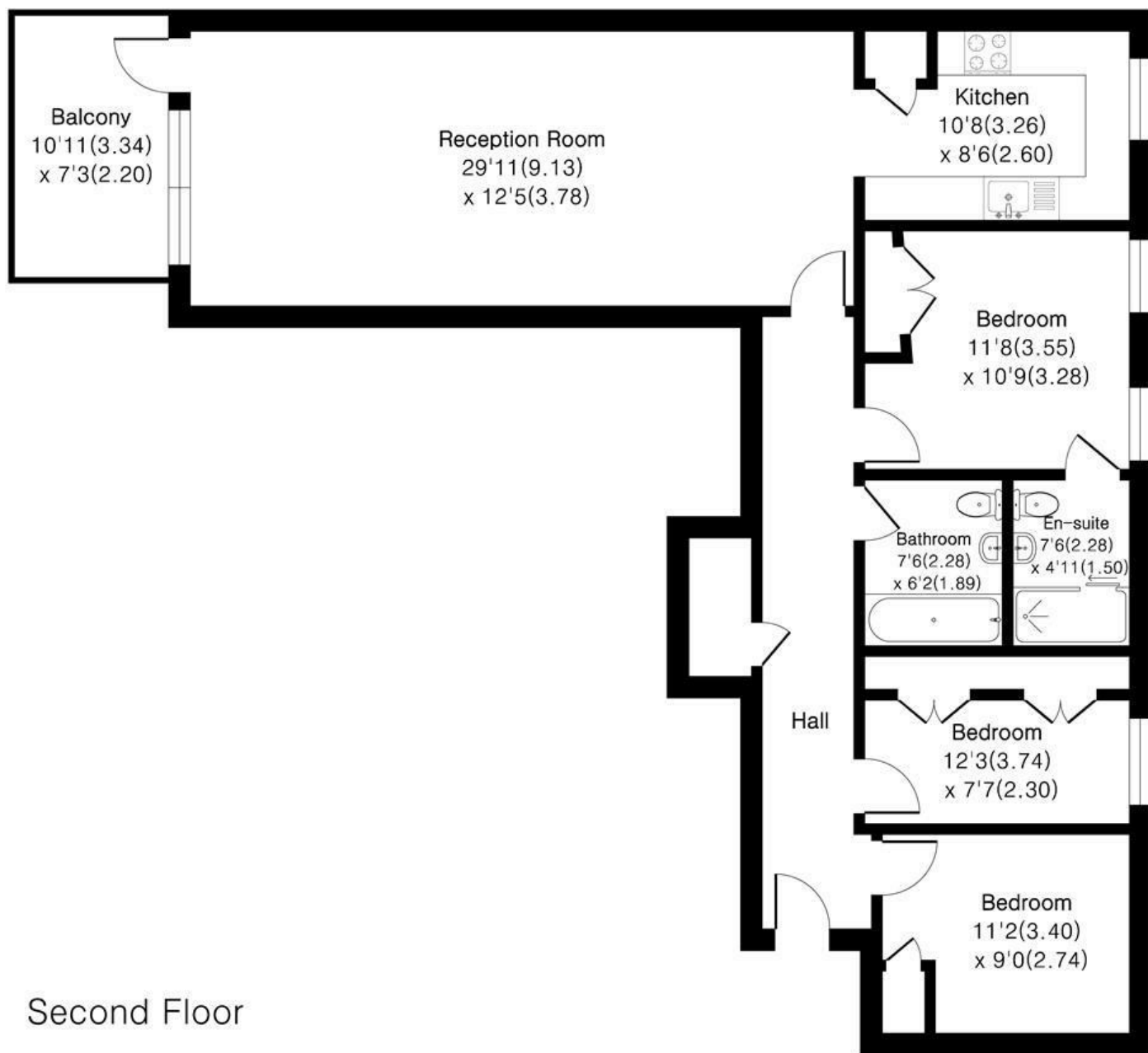
**Alex & Matteo**  
ESTATE AGENTS

**£600,000**



# Harbourside Court SE8

Approximate Area = 1045 sq ft / 97.0 sq m



## Second Floor



**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.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            | 86      | 86        |
| (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                     |         |           |