



Alex & Matteo
ESTATE AGENTS



Gullivers Walk, London, SE8 3FQ

Guide Price £400,000 to £425,000

A contemporary and very spacious, one bedroom apartment located in a sleek and recently built portered development in Surrey Quays only a short walk away from the overground station and Greenland Pier with ferry access to Canary Wharf.

The apartment boasts an open plan stylish kitchen and reception room with access to the private balcony, a double bedroom with built in storage and a sleek bathroom. Additional storage can be found in the hallway. Just a few steps down from the front doors, without leaving the building, there is the concierge, and only moments away a plethora of local amenities such as supermarkets, independent restaurants, cafes, bars, local delis and fitness centre.

Service Charge: £3567.62 per year

Ground Rent: £400 per year

Lease length: 993 years left

Council Tax Band C

Council tax and, where applicable, lease information, service charges, ground rent, property size, are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

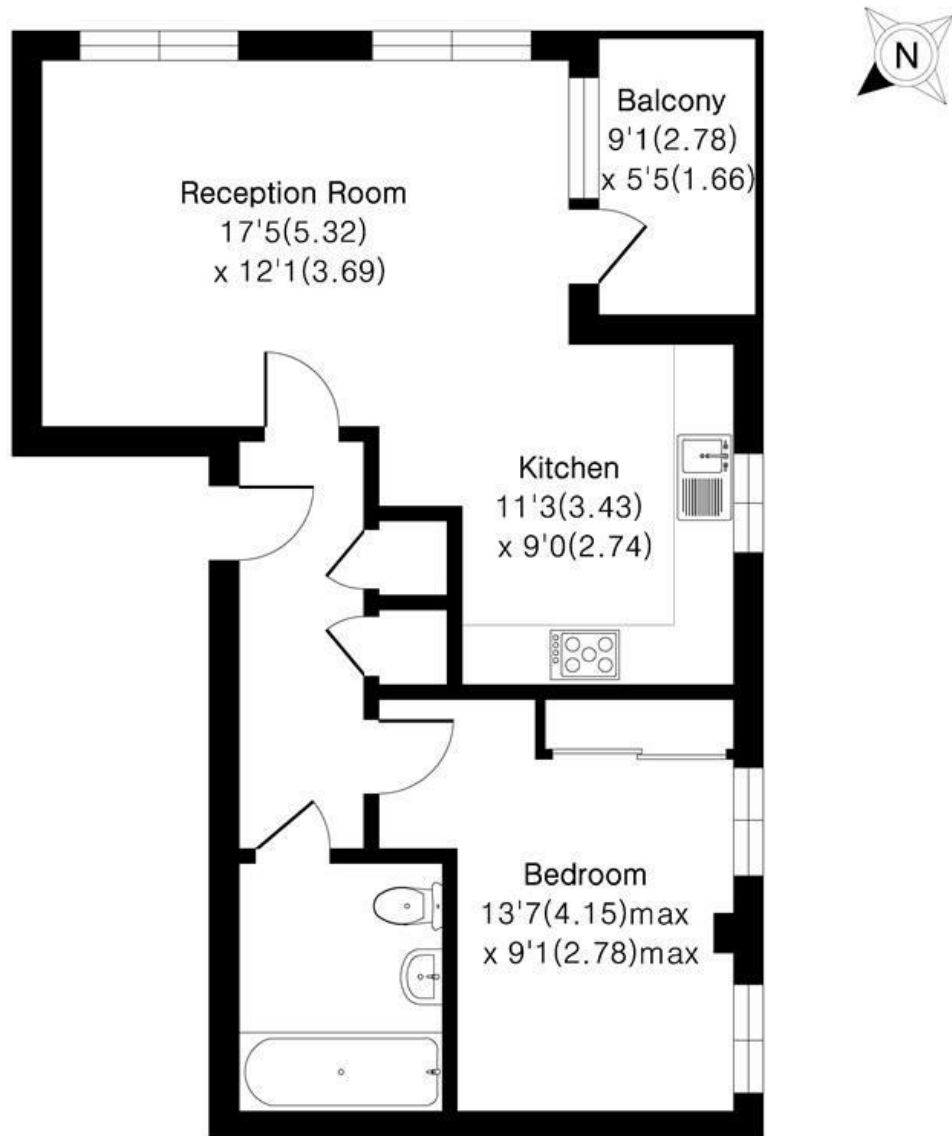
- Contemporary Development
- Spacious One Bedroom Apartment
- Plenty of Storage
- Excellent Transport Links
- Private Balcony
- Surrounded by Local Amenities
- Concierge in Same Building
- Moments from River Thames and Canada Water Masterplan
- Energy Efficient - EPC Rate B

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Aurora Point SE8

Approximate Area = 597 sq ft / 55.4 sq m



Second Floor

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PERSPECTIVA
Surveying Company

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	84	84
(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		