



**Alex & Matteo**  
ESTATE AGENTS



## Osier House, Canada Water, SE16 7ER

Located in Quebec Way within one of the most sought-after developments in Canada Water, this generous one-bedroom apartment epitomizes contemporary luxury and bathes in natural light. Its generous open-plan living area leading into the very generous private balcony, a modern kitchen, the generously proportioned bedroom with built-in storage, and a stylish bathroom. Complementing the apartment's appeal, you'll find capacious hallway storage space.

Conveniently positioned just moments from Canada Water station and in close proximity to the acclaimed Stave Hill ecological park, this apartment is the embodiment of urban sanctuary. For those who seek respite from the city's hustle and bustle without relinquishing the privilege of dwelling in the heart of London, this residence is nothing short of perfection.

Years on Lease - 117  
Annual Service Charge - £4344.48  
Annual Ground Rent - £100  
Council Tax Band - D

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 One Bedroom Apartment
- Private Balcony
- Next to Stave Hill Ecological Park
- Moments from Canada Water Station
- Plenty Of Storage Space
- Naturally Bright
- Steps from Canada Water Masterplan

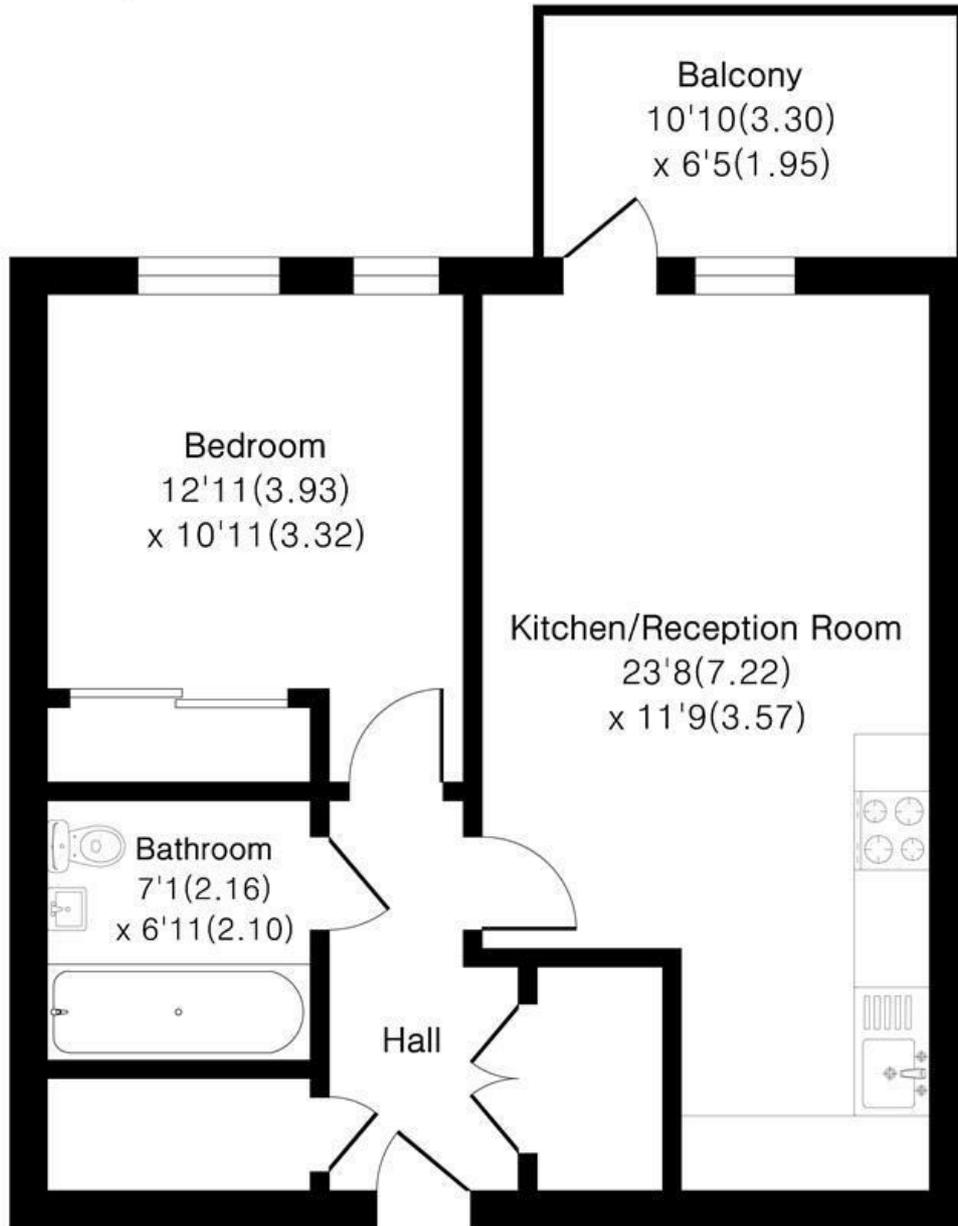
**Alex & Matteo**  
ESTATE AGENTS

**Asking price £375,000**

# Osier House, SE16

Approximate Area = 547 sq ft / 50.8 sq m

For identification only - Not To Scale



Fourth 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) <b>A</b>			
(81-91) <b>B</b>		<b>87</b>	<b>87</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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		