







Winchester Square, London, SE8 3FQ

Guide Price £500,000 to £525,000
An immaculate, two-bedroom top-floor apartment with no onward chain, set within a vibrant modern development in Surrey Quays. Perfectly positioned just moments from Greenland Pier (ferry service to Canary Wharf) and a short walk to Surrey Quays Overground and Canada Water Underground stations. The apartment features a bright, open-plan reception room with direct access to a large private balcony, a stylish contemporary kitchen, a principal bedroom with built-in storage and an en-suite bathroom, a versatile second double bedroom (can be easily arranged as a dedicated home office), and a sleek family bathroom. Ample additional storage is located in the hallway.
Convenience is at your doorstep with an on-site concierge located right inside the building, alongside a wealth of local amenities including South Dock Marina, Greenland Place, independent cafes, delis, supermarkets, and a fitness centre. The property also benefits from the exciting Canada Water Masterplan regeneration nearby.
Key features:
Top Floor South Facing Apartment with Excellent Natural Light & Privacy

Years on Lease - 989
Annual Service Charge -£6820.77 (20% of the service charge is allocated to the sinking fund, helping to maintain and enhance the building to a high standard while avoiding unexpected lump-sum charges in the future).
Annual Ground Rent - £225

- Chain Free (Ready for Immediate Sale)
- Secure Underground Parking Space with Access to EV Charger
- Large Private Balcony
- Open-Plan Living & Hybrid Home-Office Setup
- Top Floor - Two Double Bedrooms & Two Modern Bathrooms (One En-Suite)
- On-Site Concierge & Bike Storage
- Moments from Greenland Pier (Ferry to Canary Wharf), Canada Water & Surrey Quays Stations
- Charming Waterfront Setting with Gym, Boutique Cafes & Shops on Doorstep
- Guide Price £500,000 to £525,000

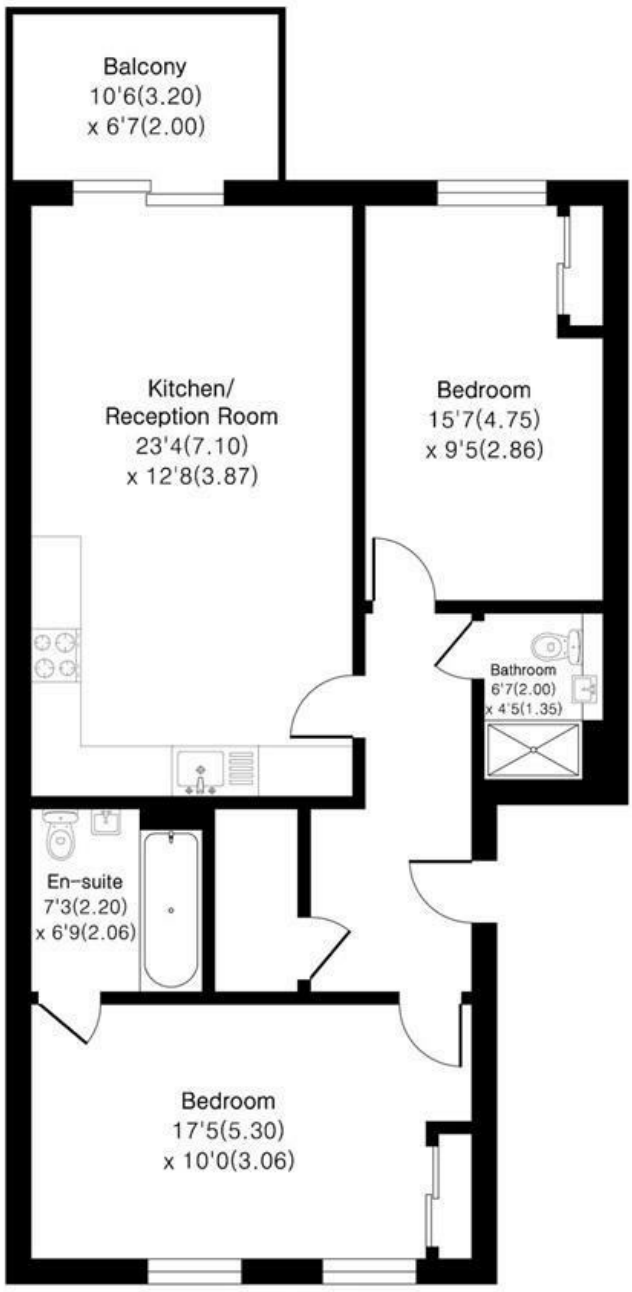
Alex & Matteo
ESTATE AGENTS

Guide price £500,000

Aurora Point, Winchester Sq, SE8 3FQ

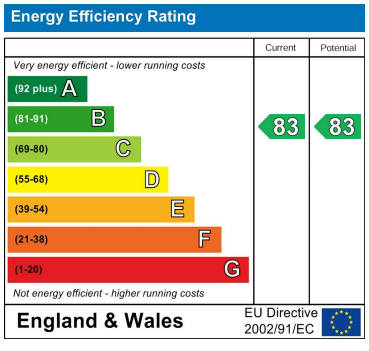
Approximate Area = 840 sq ft / 78.0 sq m

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 Residentional).
Produced for Alex & Matteo Estate Agents.



104 Cocoa Studios, The Biscuit Factory Drummond Road, London, United Kingdom, SE16 4FA
T. 020 3983 1833
E. hello@alex-matteo.com