







Water Gardens Square, London, SE16 6RJ

Alex & Matteo ESTATE AGENTS

BEST SUITED FOR FAMILIES OR A MAXIMUM OF TWO SHARERS – NO HMO LICENSED OCCUPANCY

A stunning three-bedroom penthouse apartment in the sought-after Heligan House, offering an impressive 1,377 sq ft of spacious, beautifully proportioned accommodation, together with three private balconies, underground parking and superb views across the London skyline.

Occupying a desirable top-floor position, the apartment centres around a bright and expansive open-plan living, dining and kitchen area. Large double-glazed windows flood the space with natural light while framing impressive panoramic views towards Canary Wharf and the City. The double glazing and elevated position also help provide a comfortable retreat from road noise.

The property offers three generously sized bedrooms and two bathrooms, including an en-suite to the principal bedroom, providing an excellent balance of living and sleeping accommodation. Underfloor heating is provided throughout, while the hot water cylinder was replaced less than three years ago.

A particular highlight of this exceptional penthouse is its three private balconies, providing fantastic outdoor space for relaxing, entertaining and taking in the far-reaching London views. Further benefits include a secure underground parking space, 24-hour porter service and lift access.

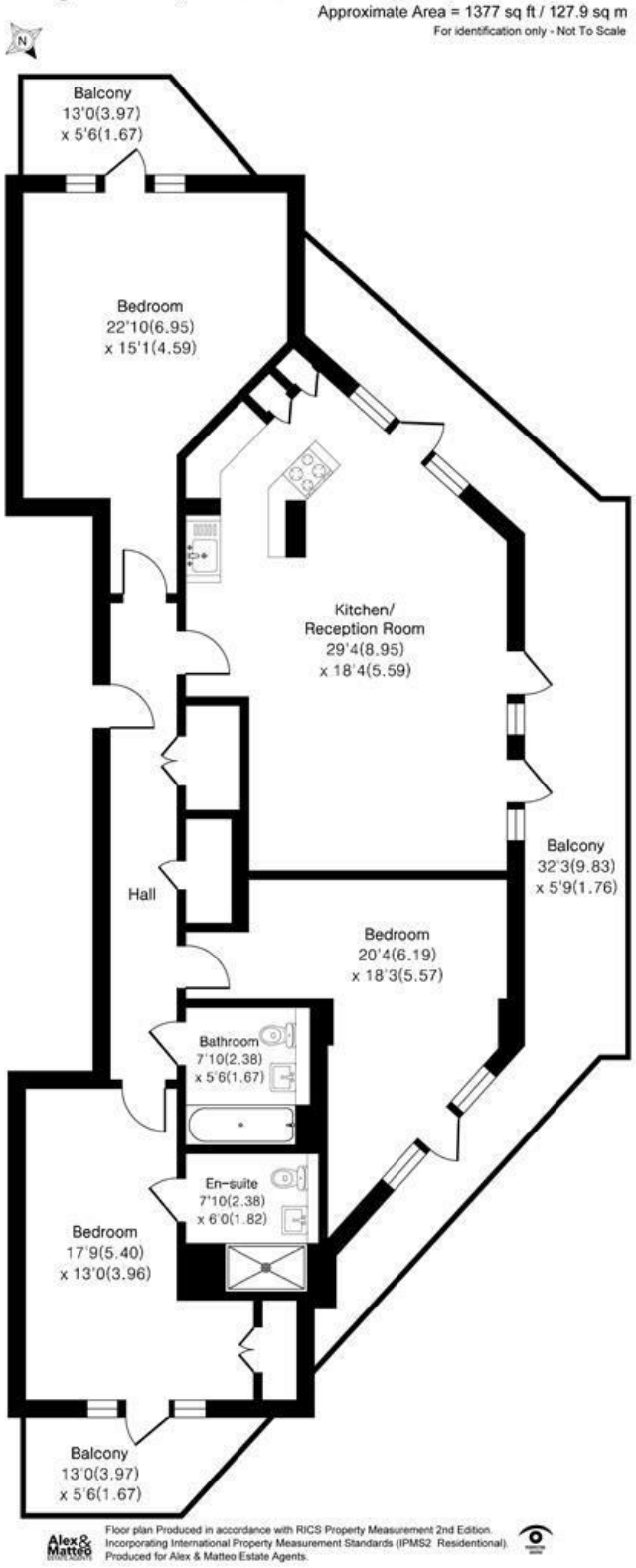
- Stunning three-bedroom penthouse offering an impressive 1,377 sq ft
- Three private balconies with panoramic views towards Canary Wharf and the City
- Bright and spacious open-plan kitchen, living and dining area
- Three generous bedrooms and two bathrooms, including principal en-suite
- Approximately five minutes' walk to Canada Water Underground & Overground
- Secure underground parking, 24-hour porter and lift access
- Top-floor position with double glazing, underfloor heating and excellent local amenities

£3,600 Per month

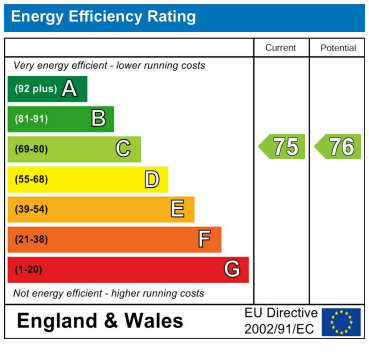
Heligan House, Water Gardens Square, London, SE16

Approximate Area = 1377 sq ft / 127.9 sq m

For identification only - Not To Scale



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.
Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Alex & Matteo Estate Agents.



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