



## Canada Estate, London, SE16 7AX

Generous three bedroom maisonette in the heart of Canada Water, moments from the underground and futuristic Masterplan.

The property boasts a generous living room leading into the private garden, a spacious separate kitchen with plenty of space to dine downstairs.

Upstairs are two generous double bedrooms with built-in wardrobes, the good sized third bedroom, and the family bathroom. Additional storage space can be found by the corridor upstairs and under the stairs on the ground floor.

Leasehold

Service Charge: £1120.4 per year

Ground Rent: £10.00

Years on the lease: 92

Council Tax Band: C

Council tax 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.

Please note the living room has been virtually staged

- Chain Free
- Moments from Canada Water Masterplan and Underground Station
- Three Double Bedrooms Maisonette
- Separate Kitchen
- Private Garden
- Plenty Of Storage Space
- 5 Min Walk from Canada Water
- Moments from Canada Water Masterplan
- Recent Major Works Paid For

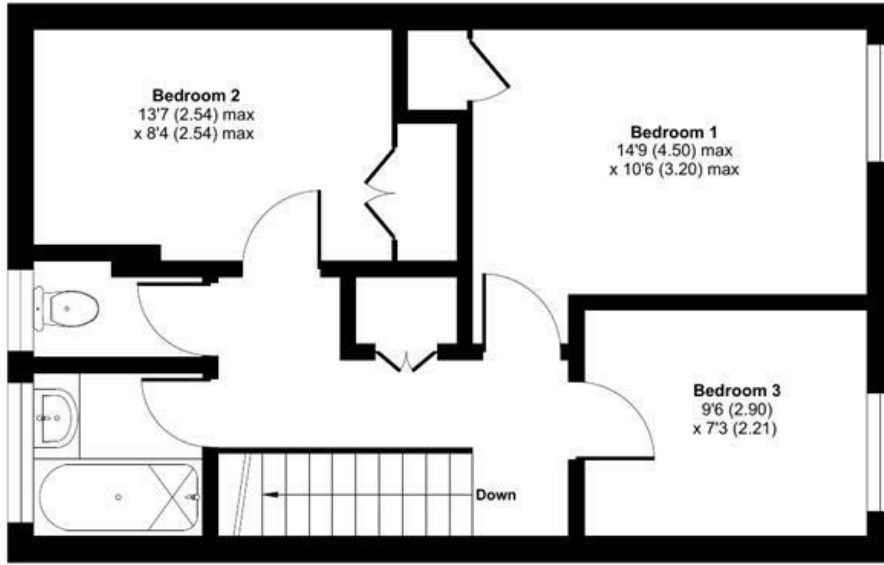
**Alex & Matteo**  
ESTATE AGENTS

**£475,000**

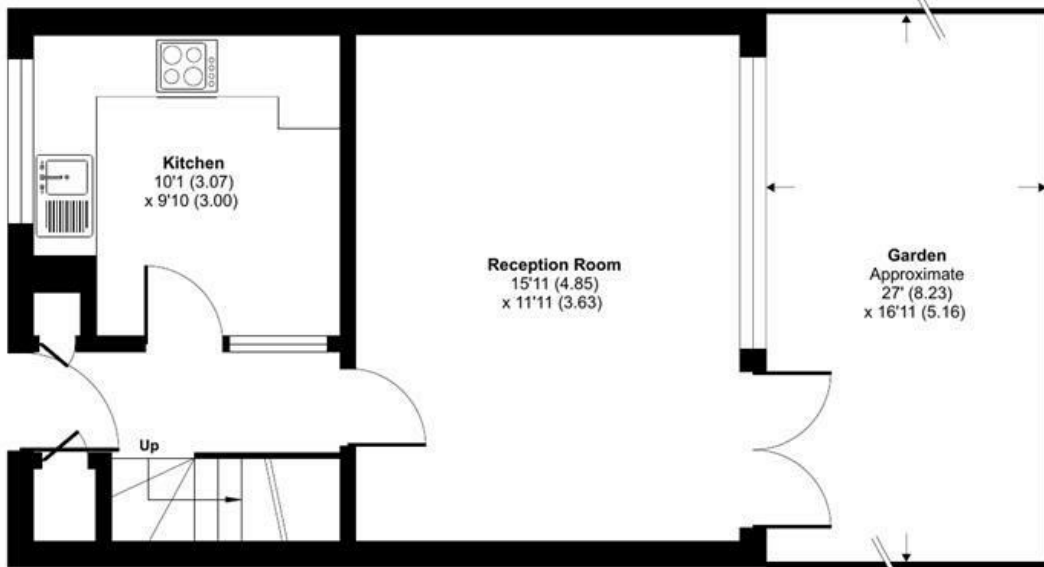
# Calgary Court, Canada Estate, London, SE16

Approximate Area = 803 sq ft / 74.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Alex & Matteo Estate Agents. REF: 982119

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	77
(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	