



## Canada Estate, London, SE16 7BE

**\*\*THE FURNITURE IN THIS PROPERTY IS VIRTUALLY STAGED\*\***

A spacious, two bedroom apartment; located steps away from Canada Water Station, offering excellent transport across London. The apartment features from a naturally bright, open-plan kitchen and reception room with access to a private balcony, two evenly sized double bedrooms with both benefiting from built-in storage, and a well-kept family bathroom. Additional storage can be found in the hallway.

The property is situated close to a host of local amenities including cafes, restaurants, bars, supermarkets, a local market, gym, the greenery of Southwark Park, and excellent transport links.

- Naturally Bright Two Bedroom Apartments
- Evenly Sized Double Bedrooms
- Steps Away from Canada Water Station
- Close to Local Amenities
- Private Balcony
- Plenty of Storage

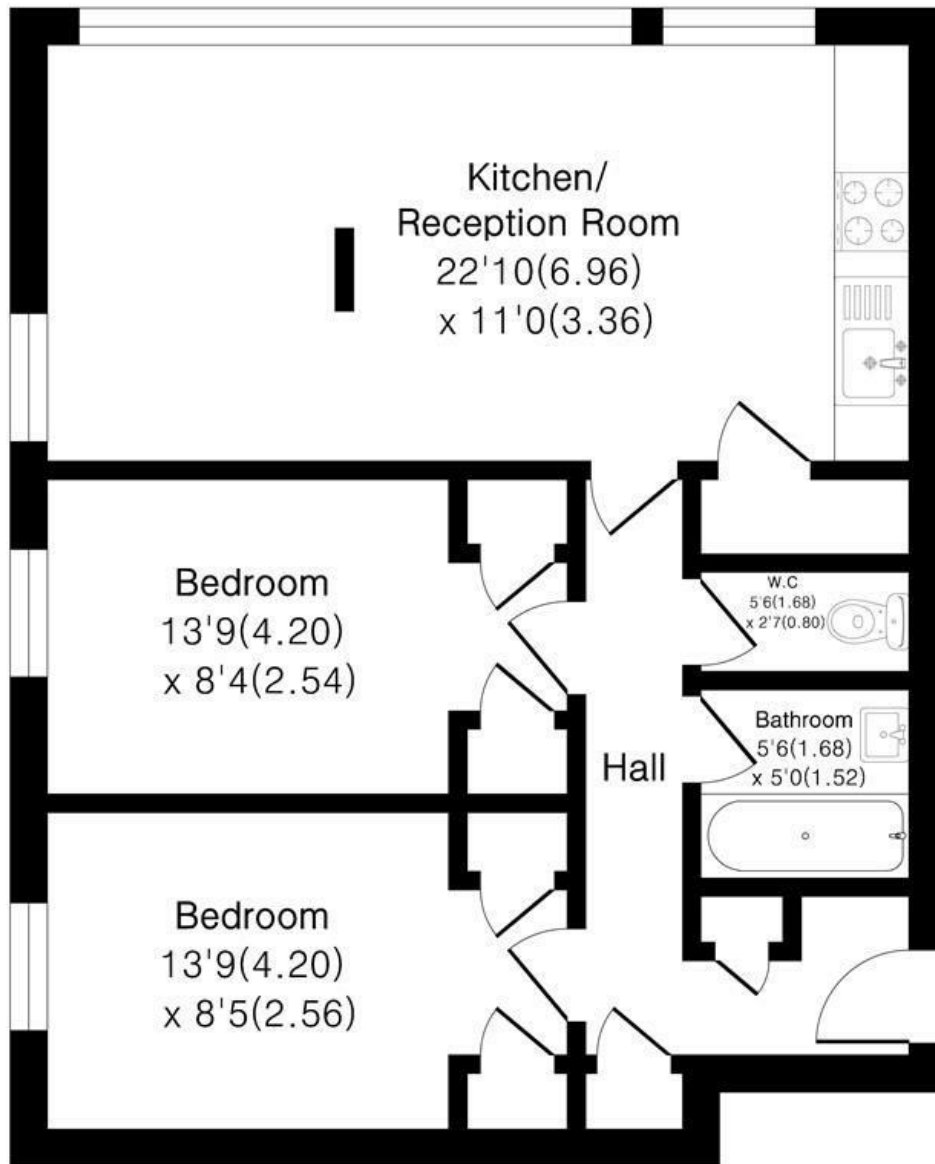
**Alex & Matteo**  
ESTATE AGENTS

**£1,800 Per month**

# Columbia Point SE16

Approximate Area = 644 sq ft / 59.8 sq m

For identification only - Not To Scale



## Second Floor

**Alex & Matteo**  
ESTATE AGENTS

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>                            |         |           |
| (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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |