



## Blondin Way, London, SE16 6BB

Guide Price £450,000 to £475,000. An immaculately presented double aspect two bedroom apartment with private balcony in a modern and tranquil portered Canada Water development. The property boasts a naturally bright and open plan living area leading into the private balcony, a contemporary kitchen with all mod-cons, the spacious master bedroom with plenty of storage space, a second good sized double bedroom, a stylish bathroom, and a spacious storage / laundry room in the hallway. A few steps down from their front doors, residents can enjoy a state of art fitness facility alongside a concierge. The property also benefits from an allocated car parking space. The property is located next to the greenery of Russia Dock Woodland, moments from the outstanding rated Redriff Primary School, and a short stroll from Canada Water underground station and Masterplan, as well as the River Thames.

Annual Ground Rent - £500  
Annual Service Charge - £3347  
Years on Lease - 143  
Council Tax Band - E

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.

- Heating and Hot water Included
- Allocated Car Parking Space
- Private Balcony
- Naturally Bright Living Room
- Family Bathroom with Bath and Shower
- Gym and Concierge
- Super Fast Broadband
- Modern Two Double Bedroom Apartment
- Chain Free
- Private Allocated Car Parking

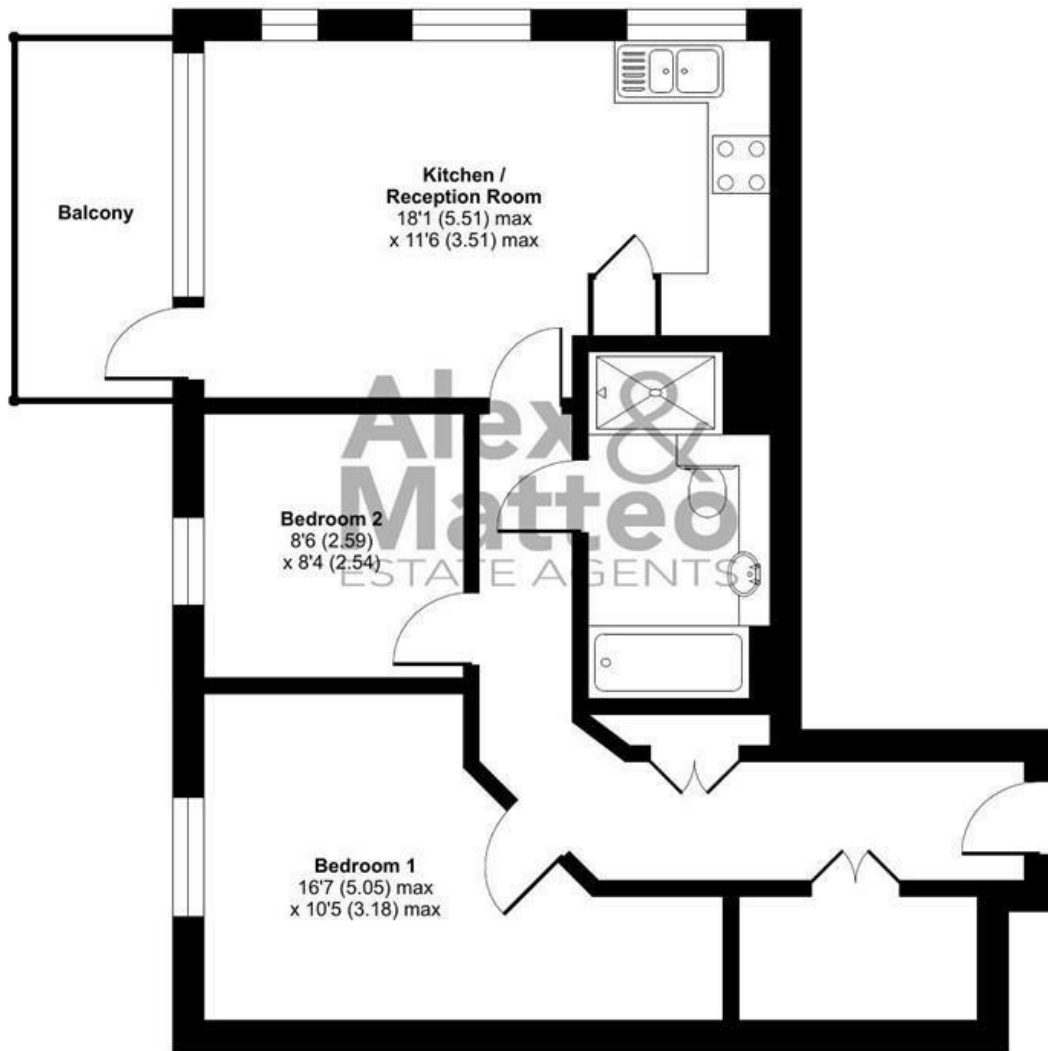
**Alex & Matteo**  
ESTATE AGENTS

**Guide price £450,000**

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Approximate Area = 650sqft / 60.3 sqm

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Alex & Matteo Estate Agents. REF: 891027

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>	79	79
(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		