







## 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.

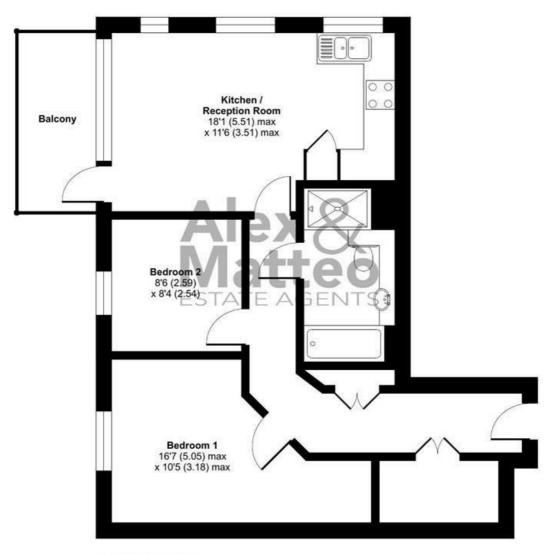
- Heating and Hot water Included
- Allocated Car Parking Space
- Private Balcony
- Naturally Bright Living Room
- Family Bathroom with Bath and Shower
- Gym and Concierge
- Super Fast Broadband
- Modern Two Double Bedroom Apartment
- Chain Free
- Private Allocated Car Parking



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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). © ntchecom 2022. Produced for Alex & Matteo Estate Agents. REF: 891027

