







## Seafarer Way, London, SE16 7DW

A generous three-bedroom, two-bathroom apartment located in the sought-after Marine Wharf development in Surrey Quays — just a short walk from Surrey Quays Overground Station and the exciting Canada Water Masterplan area.

The apartment boasts a bright and spacious open-plan kitchen and reception room with direct access to a private balcony. There are three well-proportioned bedrooms, including a principal bedroom with built-in wardrobes and a modern en-suite balthroom. A stylish family balthroom and additional hallway storage complete the interior. The property comes with secure gated car parking (right to park included) and access to a bike storage.

Residents of Marine Wharf benefit from a 24-hour concierge, a residents-only gym, landscaped communal gardens, a playground, and a nearby crèche. The development is perfectly positioned close to a wide range of local amenities including a brand-new leisure centre, independent cafés, restaurants, grocery shops, a large shopping centre, and the open green spaces of Southwark Park.

Years on Lease - 985 Annual Service Charge - £6438 Annual Ground Rent -£500 Council Tax Band - E

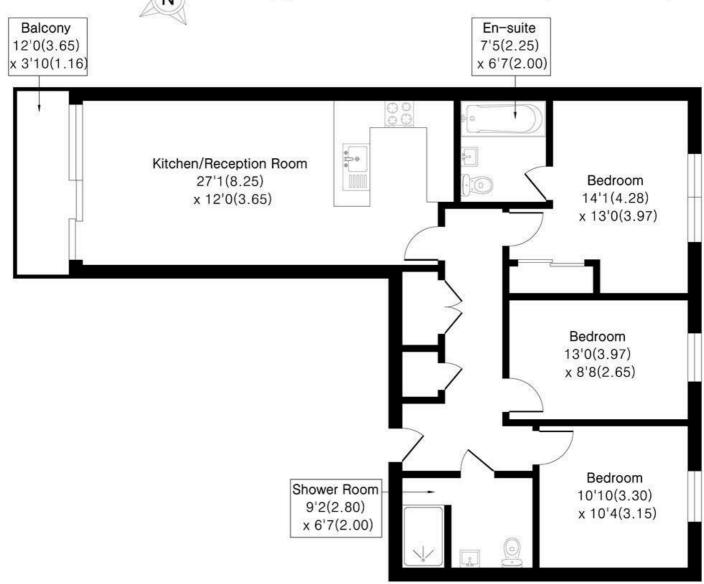
- Generous Three-Bedroom Apartment
- Private Balcony
- Secure Gated Car Parking (Right to Park Included) and Bike Storage
- Contemporary Open-Plan Living
- Ample Built-In Storage
- Modern Development with Concierge, Gym & Gardens
- Excellent Transport Links (Surrey Quays & Canada Water)
- Close to the River Thames and Greenland Dock
- Surrounded by Shops, Cafés, and Leisure Facilities
- Moments from Canada Water Masterplan

## Alex& Matteo ESTATE AGENTS

## **Cadmus Court SE16**



## Approximate Area = 988 sq ft / 91.8 sq m





Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.

Incorporating International Property Measurement Standards (IPMS2 Residentional).

Produced for Alex & Matteo Estate Agents.

