



Brunswick Quay, Canada Water, SE16 7PU

Guide Price £800,000 to £850,000

A much-loved three-bedroom freehold family home offering nearly 1,000 sq ft of accommodation, two reception rooms and a private garden with patio, moments from Greenland Dock. The ground floor features a versatile reception/dining room, created from the former garage, with bamboo flooring, a fitted kitchen with granite worktops and access to the private garden with patio. The first floor comprises the main reception room, which could be used as a fourth bedroom if required, a double bedroom and a shower room with granite shower tray. The top floor boasts two further double bedrooms, one with a fitted wardrobe, and a family bathroom with jacuzzi bath. The house is a short walk from Surrey Quays Shopping Centre, Canada Water Leisure Centre, local cafés, bars, and the greenery of both Southwark Park and Slave Hill Ecological Park.

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.

- Three-bedroom freehold house
- Nearly 1,000 sq ft
- Two reception rooms
- Potential for a fourth bedroom
- Chain free
- Fitted kitchen with granite worktops
- Private garden with patio
- Walking distance to both Canada Water and Surrey Quays stations
- Close to the Canada Water Masterplan
- Steps from Greenland Dock and River Thames

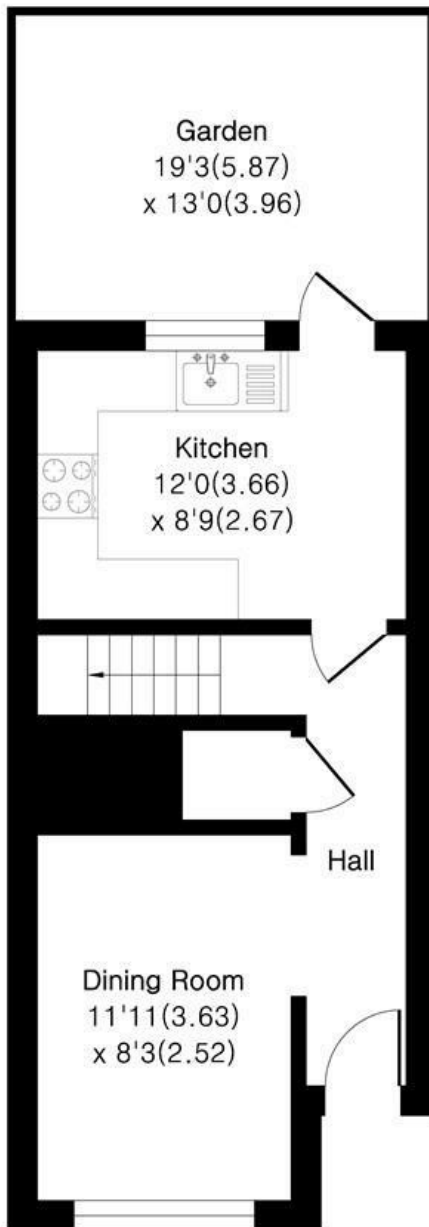
Alex & Matteo
ESTATE AGENTS

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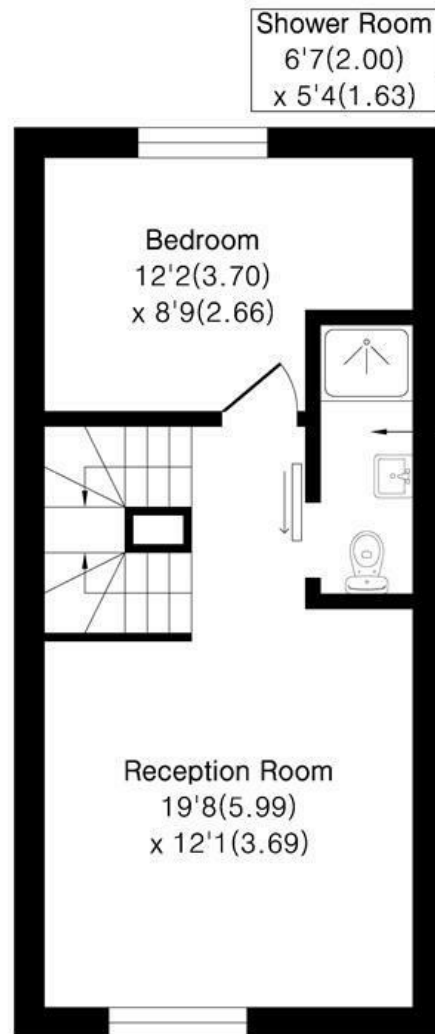
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Approximate Area = 995 sq ft / 92.4 sq m

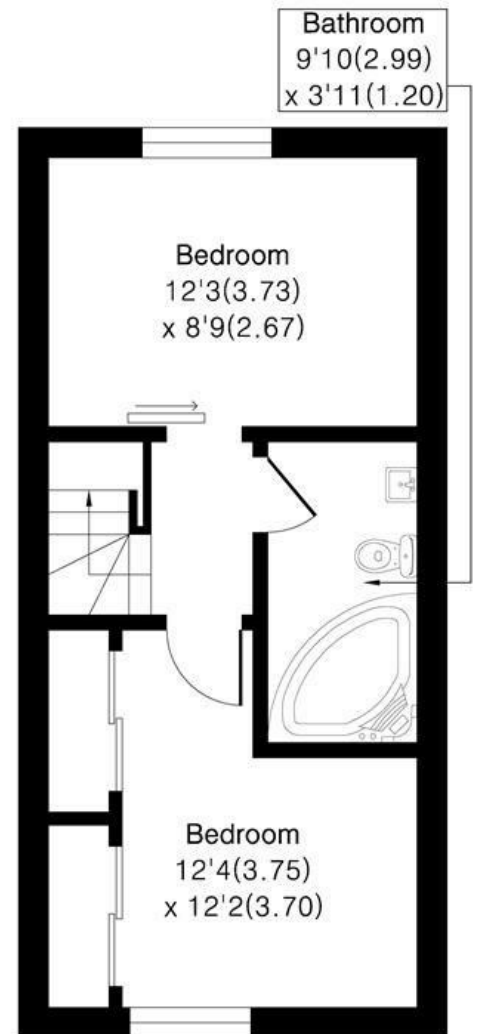
For identification only - Not To Scale



Ground Floor



First Floor



Second Floor

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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) A		
(81-91) B		
(69-80) C	75	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	