



**Alex & Matteo**  
ESTATE AGENTS



## Gullivers Walk, London, SE8 3FA

Guide Price £375,000 to £400,000

A contemporary one bedroom top floor apartment in ever-so-popular Marine Wharf East Development. The property boasts a naturally bright open plan kitchen, a stylish bathroom, and a large double bedroom with plenty of storage space leading into the generous balcony.

The property is surrounded by a plethora of local amenities such as restaurants, cafes, fitness space, shopping centre, convenience stores, and Greenland Surrey Quays Pier with ferry access to Canary Wharf. The picturesque docks and Thames Path are just round the corner, and Canada Water Masterplan within walking distance.

Leasehold

989 Years left on the lease

Service charge: £3004.28 per year

Ground Rent: £425 per year

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.

- Top Floor
- Chain Free
- Modern Development Built 2018
- Concierge
- Private South Facing Balcony
- Stunning Views
- Naturally Bright
- Moments from Docks and River Thames
- All Amenities on Your Doorstep

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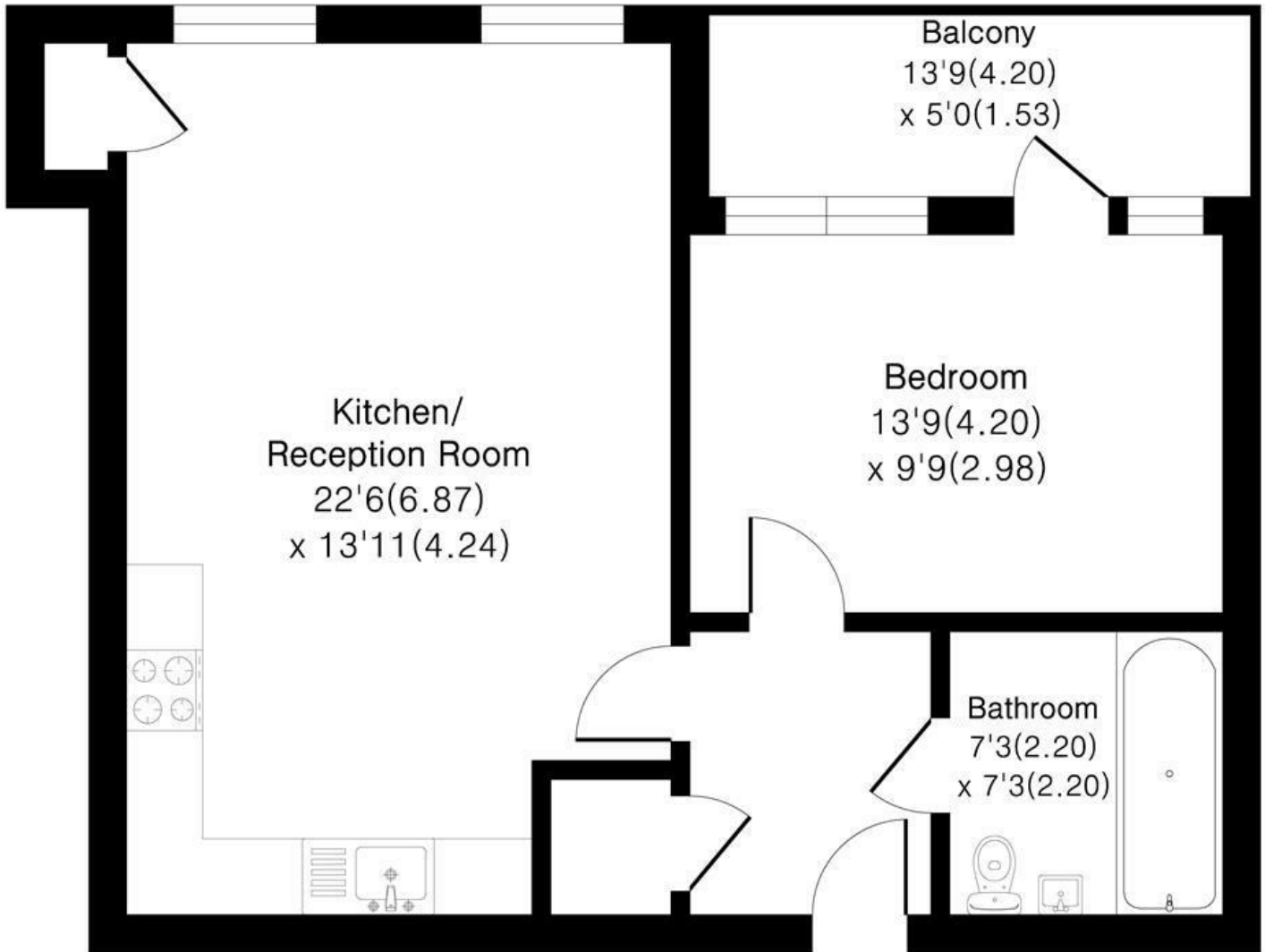
**Guide price £375,000**



# Harbourside Court, Gullivers Walk London, SE8 3FA

Approximate Area = 571 sq ft / 53.0 sq m

For identification only - Not To Scale



## 5th Floor



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		84	84
(69-80) C			
(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	