



3H Dunnage Crescent, London, SE16 7FJ

Oppida are pleased to offer for sale this one double bedroom Dock side apartment, located on the top floor of this popular development overlooking South Dock Marina SE16. The property comprises bright and spacious lounge, kitchen with direct views of the Marina, one double bedroom, bathroom. The apartment benefits from stunning views over the Marina. Canary Wharf is just a river bus ride away, Surrey Quays shopping center and Canada Water tube station are within walkable distance.

- Top Floor Apartment
- Stunning Dock Views
- Secure Development
- No onward Chain

£300,000 Leasehold

Lounge

14'0 x 10'1 (4.27m x 3.07m)

Double glazed windows to rear offering direct views over Marina, laminated flooring, door to kitchen.

Kitchen

10'9 x 5'9 (3.28m x 1.75m)

Window to rear, offering views of the Dock, inset single drainer 1 1/2 bowl sink unit with mixer tap, plumbing for washing machine, space for freestanding cooker, a range of wall and base unit. vinyl flooring.

Bedroom One

10'0 x 10' (30.48m x 3.05m)

Windows to front, glass fronted fitted wardrobes to one wall, fitted carpets

Bathroom

7'4 x 4'3 (2.24m x 1.30m)

Pedestal wash hand basin, low level W/C, bath, vinyl flooring



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	81
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
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