



## Canute Gardens, London, SE16 2PN Offers Over £350,000 Leasehold

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Nestled in the desirable Canute Gardens, London, this beautifully presented three-bedroom duplex apartment is a remarkable find, especially as it comes to the market with no onward chain. The property boasts a spacious layout, featuring two generously sized double bedrooms and a larger-than-average single bedroom, making it ideal for families or those seeking extra space.

The heart of the home is undoubtedly the recently refurbished kitchen/diner, which offers a modern and inviting space for both cooking and entertaining. The contemporary fitted bathroom adds to the appeal, ensuring comfort and convenience for all residents. Throughout the apartment, you will find elegant wood flooring that enhances the overall aesthetic and provides a warm, welcoming atmosphere.

One of the standout features of this property is the private balcony, perfect for enjoying a morning coffee or unwinding after a long day. The location is equally impressive, situated directly in front of Southwark Park, which offers a lovely green space for leisurely strolls or outdoor activities. Additionally, both Surrey Quays overground station and Canada Water Jubilee station are within walking distance, providing excellent transport links to the rest of London.

Canute Gardens is also conveniently located adjacent to the Surrey Quays shopping centre, where residents can enjoy a diverse selection of shops and eateries, catering to all tastes and preferences. This apartment not only offers a comfortable living space but also a vibrant community lifestyle. Don't miss the opportunity to make this splendid property your new home.

- TWO DOUBLE BEDROOM
- ONE GOOD SIZED SINGLE
- KITCHEN/DINER
- PRIVATE BALCONY
- NO ONWARD CHAIN

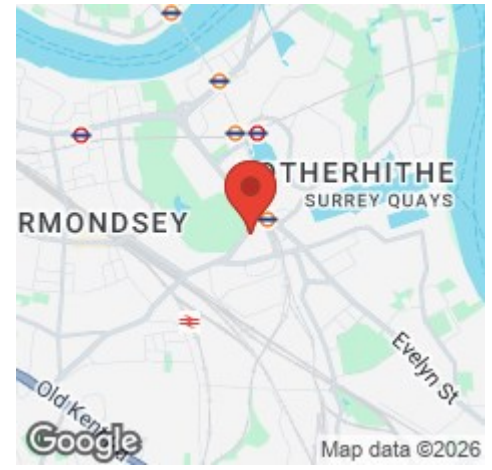
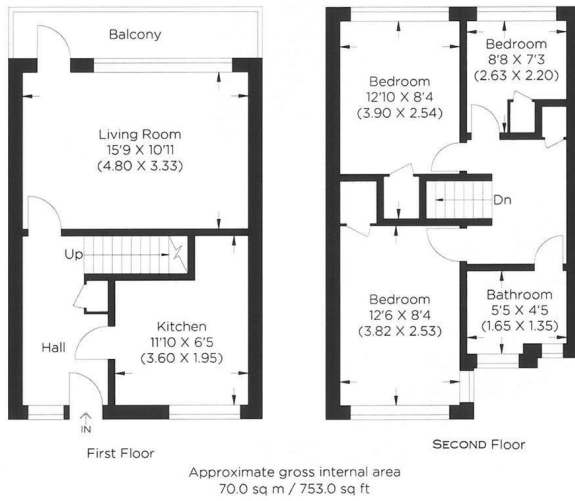
### Viewing


Please contact our Oppida Estates Ltd Office on 0207 232 2222  
if you wish to arrange a viewing appointment for this property or require further information.



Canute Gardens, Surrey Quays SE16  
£400,000

Floorplan 1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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