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T 020 7101 0236 E canadawatersales@ludlowthompson.com W www.ludlowthompson.com

GULLIVERS WALK SURREY QUAYS



£600,000 FOR SALE

REF: 2792000

2 Bed, Apartment, Private Balcony

Greenland Dock area - On the doorstep of popular cafes and restaurants - Modern kitchen - EWS1 COMPLIANT - 13 minute walk to Surrey Quays Overground - Private balcony with stunning views of London

A bright and modern apartment, in an attractive block located in the popular Greenland Dock area close to many popular restaurant, cafes and gyms. The apartment is conveniently located a 13 minute walk to Surrey Quays Overground station with quick access to the Jubilee line via Canada Water. The apartment offers a bright and spacious open-plan kitchen/reception room with a modern and beautifully finished kitchen offering plenty of storage and worktop space. The spacious reception area leads o... [continued below](#)

Train/Tube - Surrey Quays, Canada Water
Local Authority/Council Tax - Southwark
Tenure - Leasehold

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Exterior



Living Room



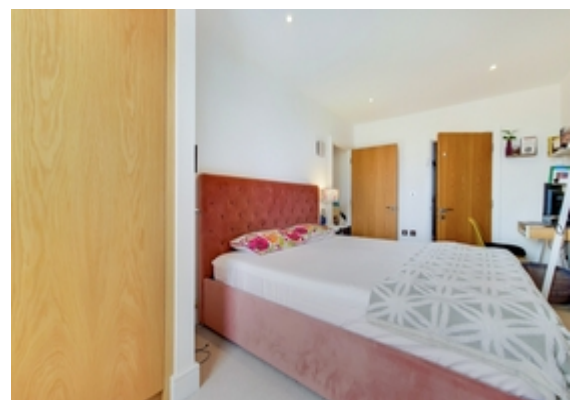
Kitchen/Reception



Balcony



View from private balcony



Bedroom 1



GULLIVERS WALK SURREY QUAYS



Bedroom 1



Ensuite



Bedroom 2



Bedroom 2



Bathroom



View of Dock



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ludlowthompson Gullivers Walk, SE8 GROSS INTERNAL AREA
 CAPTURE DATE: 30/04/2021 LINES MEASURED: 2,596,005 75.23 sqm / 809.77 sqft



— Fourth Floor

GROSS INTERNAL AREA (GIA) The perimeter of the property 75.23 sqm / 809.77 sqft	NET INTERNAL AREA (NIA) Excludes walls and structural features Includes windows, architectural features 70.80 sqm / 763.48 sqft	NETTILES & STRUCTURES (NETS) Excludes structural elements 5.78 sqm / 61.78 sqft	ALL EXTERNAL MEASUREMENTS Includes all external features 0.79 sqm / 8.50 sqft
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Specified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and graphics are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurement captured in the scan. www.rics.org www.spec.com

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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The apartment offers a bright and spacious open-plan kitchen/reception room with a modern and beautifully finished kitchen offering plenty of storage and worktop space. The spacious reception area leads onto a private balcony with stunning views of Canary Wharf skyline and the docks.

The property's two bedrooms are generously sized, contain plenty of storage space and the main bedroom offers a modern ensuite. The property also includes a large family bathroom which has been beautifully tiled.

Transport links, linking you to the whole of London with a bus stop right by the property taking you to Canada Water in less than 10mins or Greenwich in 15 minutes. In addition to this Riverboat Service is less than 10 minute walk away providing easy access to Canary Wharf, Greenwich, Tower Bridge and City

Tenure Details

Tenure - Leasehold

Lease Length - 994 years

Service Charges - £4500 per year

Ground Rent - £450 per year



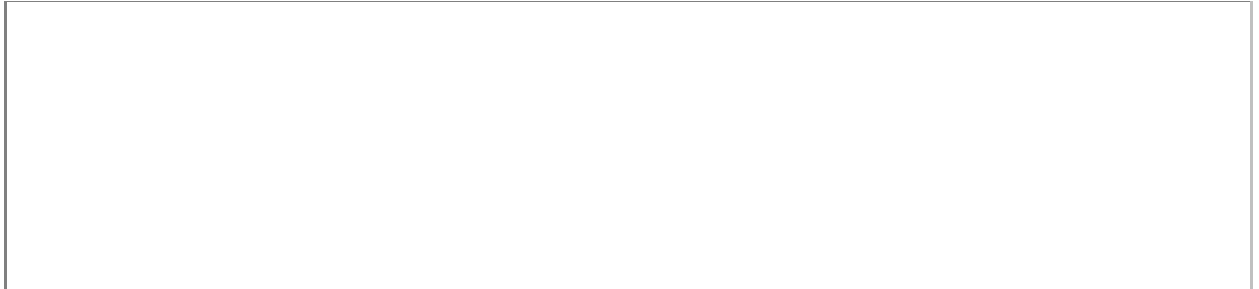
GULLIVERS WALK SURREY QUAYS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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			
UK 2005		Directive 2002/91/EC	



GULLIVERS WALK SURREY QUAYS



CALL 020 7101 0236

REF: 2792000

When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Canada Water Sales Office quoting 2792000

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.