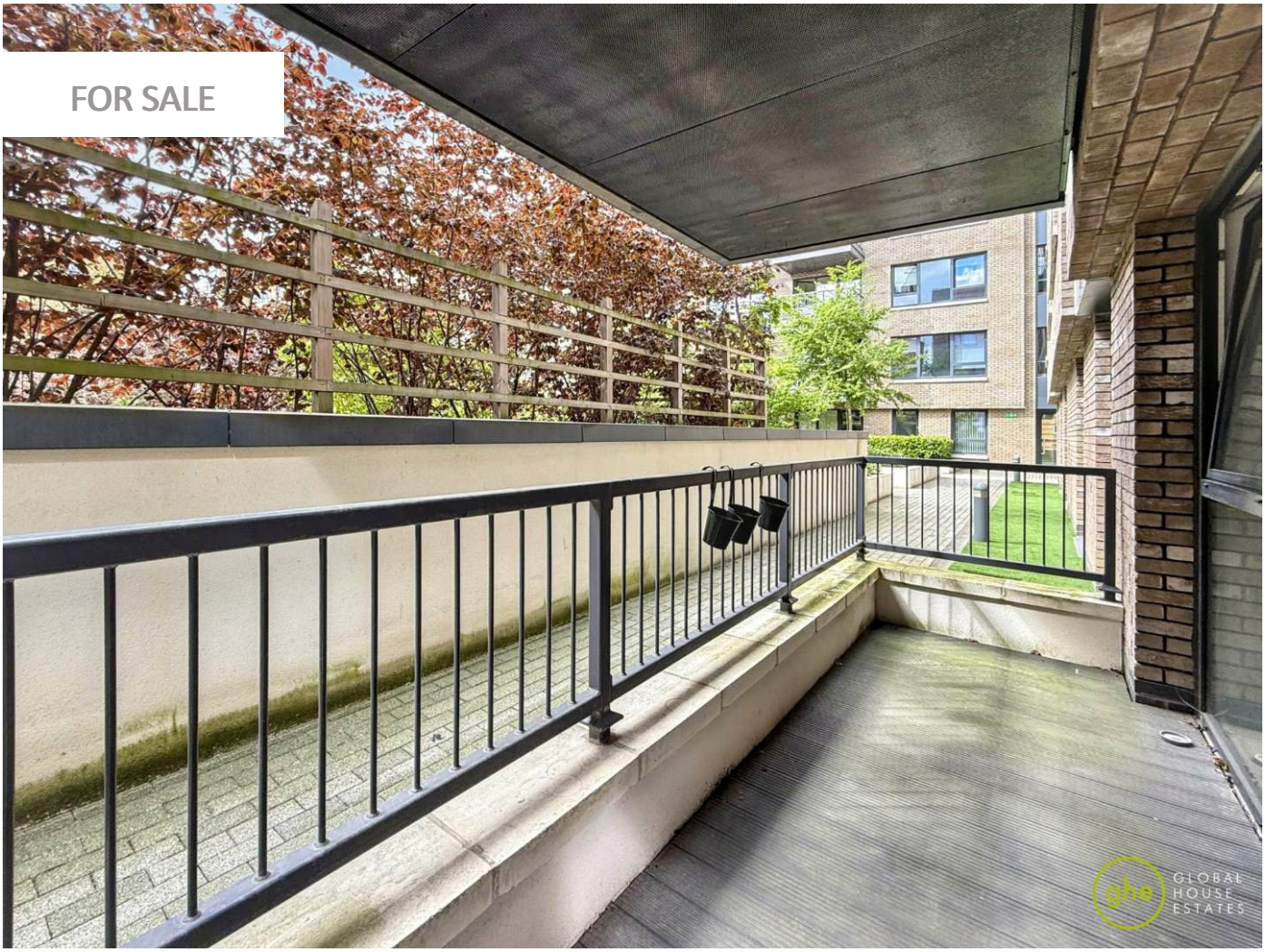
0247 401 2020 | enquiries@globalhouseestates.com

4 GULLIVERS WALK, SURREY QUAYS, LONDON

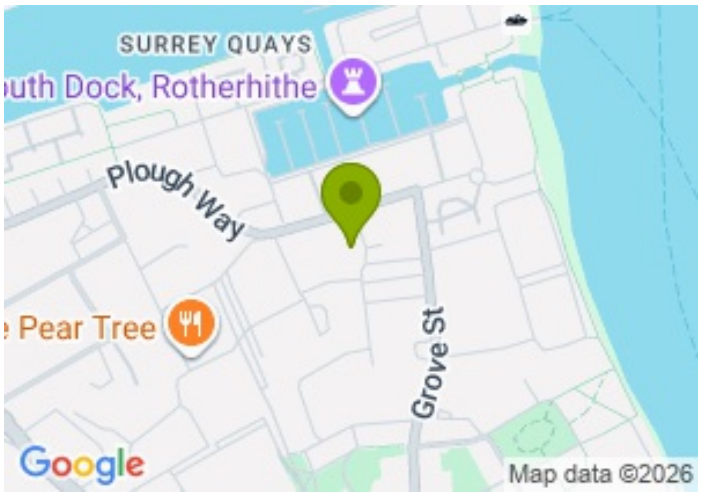
£400,000.00

1 1 1

FOR SALE



- Spacious and modern one-bedroom flat
- Private terrace
- Long lease
- Fantastic transportation links
- Concierge service and landscaped communal gardens
- Plethora of local amenities
- Chain free



Propety Description

We are excited to present this stylish and well-proportioned one-bedroom apartment set on the ground floor of Harbourside Court, within a sought-after development in Surrey Quays. With its own private balcony and access to landscaped communal gardens, this property offers a fantastic lifestyle opportunity for first-time buyers as well as a safe choice for investors.

With a total square footage of 655, this apartment features a bright and airy open-plan living area, seamlessly connected to a modern, integrated kitchen. The generous double bedroom offers plenty of natural light and integrated storage space, while the sleek bathroom is finished to a high standard. Its large windows ensure the home is filled with sunlight throughout the day, creating a warm and welcoming feel whilst the large hallway with a utility and additional storage rooms, are offering a comfortable and tidy home. Residents also benefit from a daytime concierge service, lift access and secure communal areas.

Ideally situated in the sought-after area of Surrey Quays, this modern apartment at Harbourside Court benefits from excellent transport connections and a wealth of local amenities. Surrey Quays Overground Station is just 0.5 miles away, while Canada Water Station, offering both Jubilee Line and Overground services, is around 0.7 miles from the property. For a more scenic commute, Greenland Surrey Quays Pier is only 0.22 miles away, providing convenient access to Thames Clipper riverboat services. Residents have easy access to several bus routes, ensuring quick connections across London. Daily essentials are well catered for with a Tesco Express just 0.08 miles away, a Co-op within 0.17 miles, and a Lidl nearby. The area also boasts a variety of popular cafés and restaurants, just a short walk from the property. Families will appreciate the proximity to schools such as Deptford Park Primary and Bacon's College, and the nearby Grove Medical Centre ensures healthcare needs are met. This is a superb location offering riverside living with strong connectivity and vibrant local amenities.

Lease length: 989 years remaining
Service charge: circa £3,260 per annum
Ground rent: £423.16 per annum

All data and information set forth on this website regarding real property, for sale, purchase, rental and/or financing, are from sources regarded as reliable. No warranties are made as to the accuracy of any descriptions and/or other details and such information is subject to errors, omissions, changes of price, tenancies, commissions, prior sales, leases or financing, or withdrawal without notice. Square footages are approximate and may be verified by consulting a professional architect or engineer.

Viewing

Please contact our Global House Estates Ltd Office on 0207 401 2020 if you wish to arrange a viewing appointment for this property or require further information.

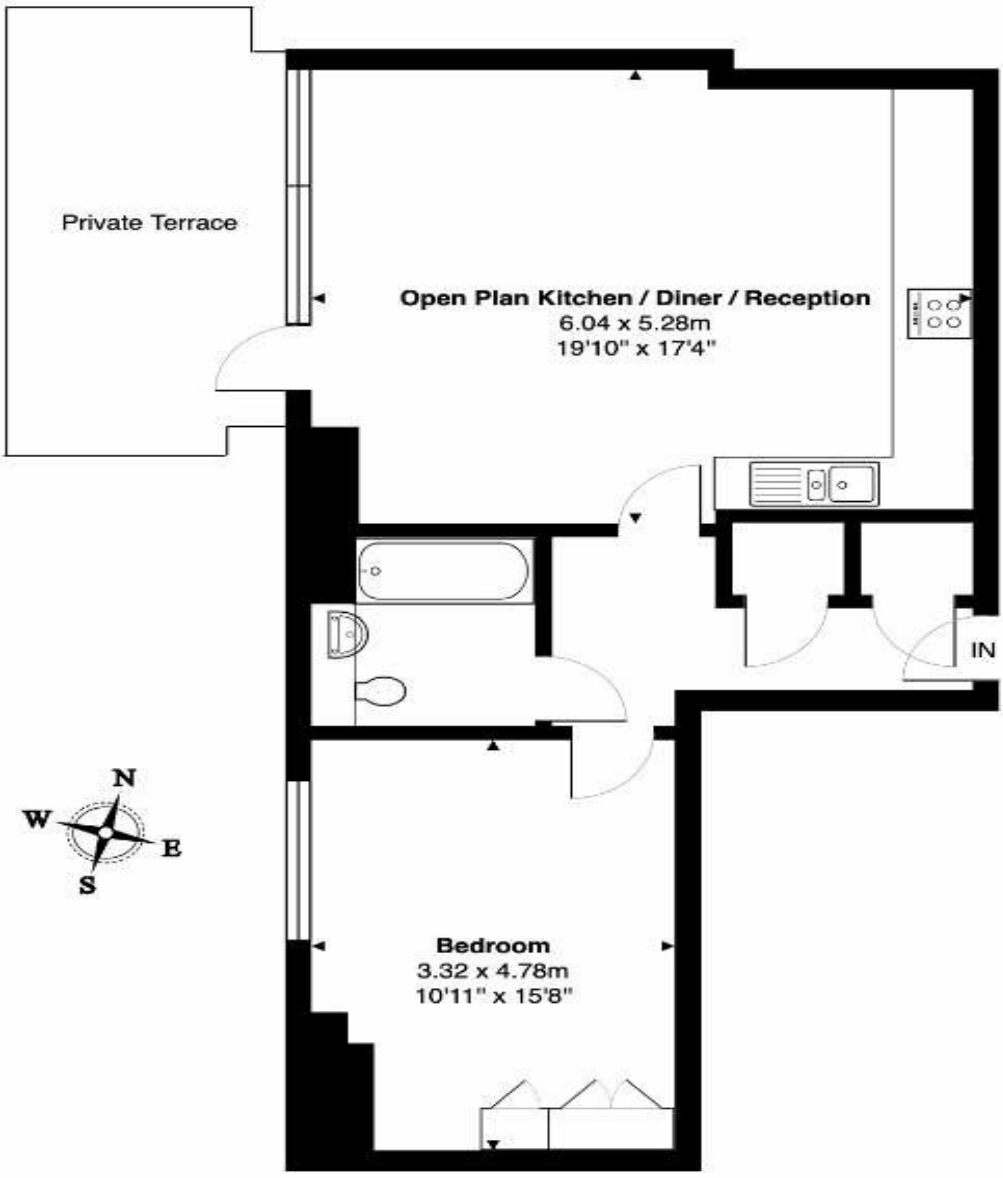
Disclaimer

This website provides information about buying, selling, renting UK property. The information is from reliable sources, but we can't guarantee that it's always accurate. There may be mistakes or changes in the information, such as price, availability, leases, or financing. The square footage is also an estimate and should be confirmed by a professional architect or engineer.

Floor plan

Harbourside Court, 4 Gullivers Walk, SE8

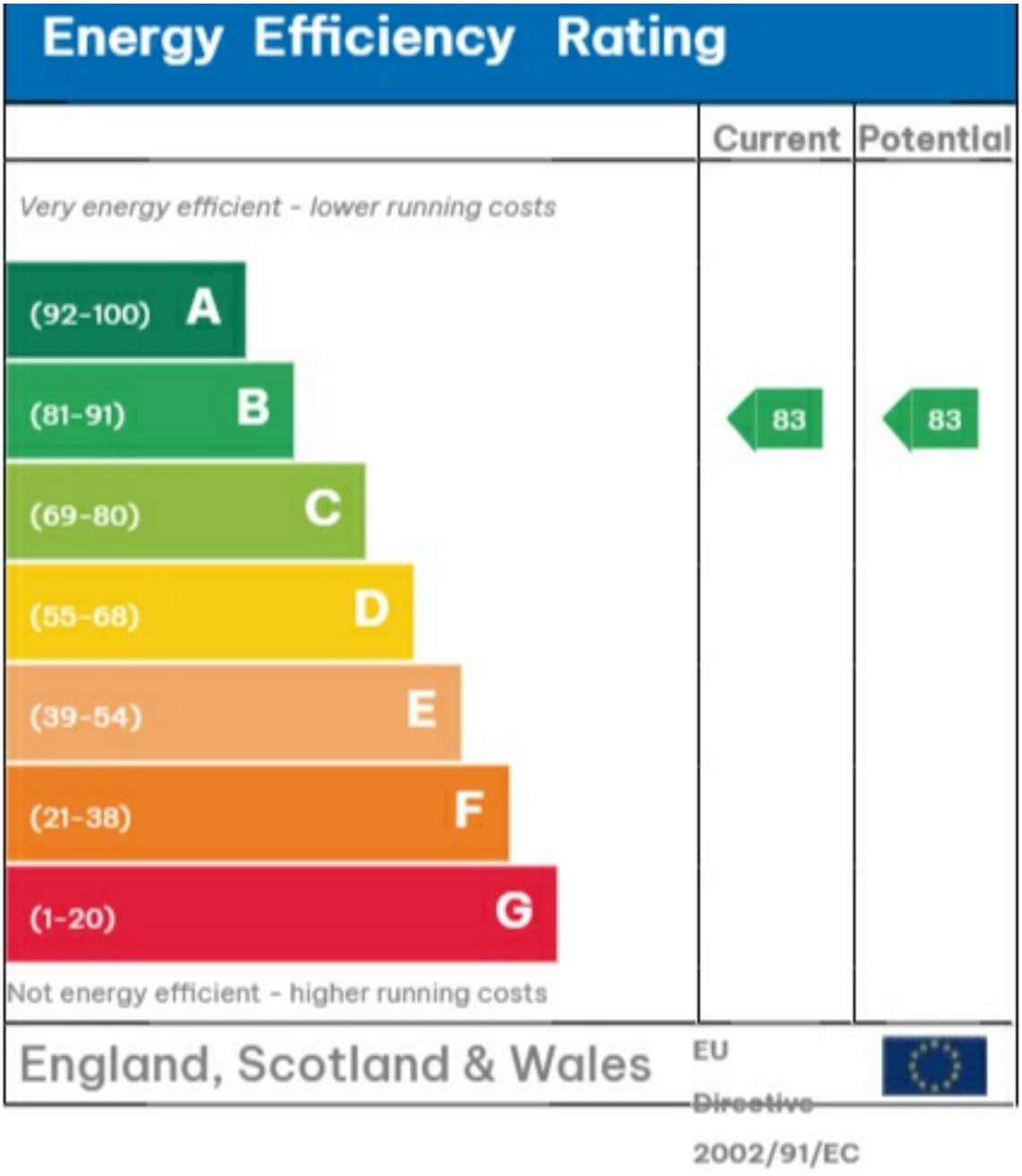
Total Area: 60.9 m² ... 655 ft²

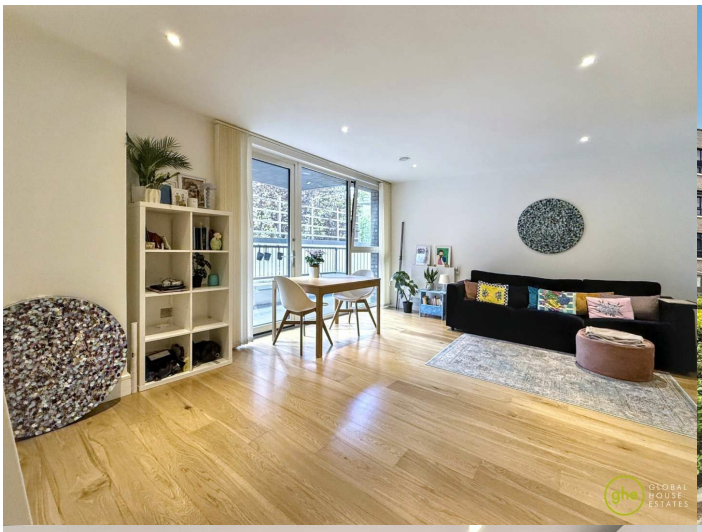


First Floor

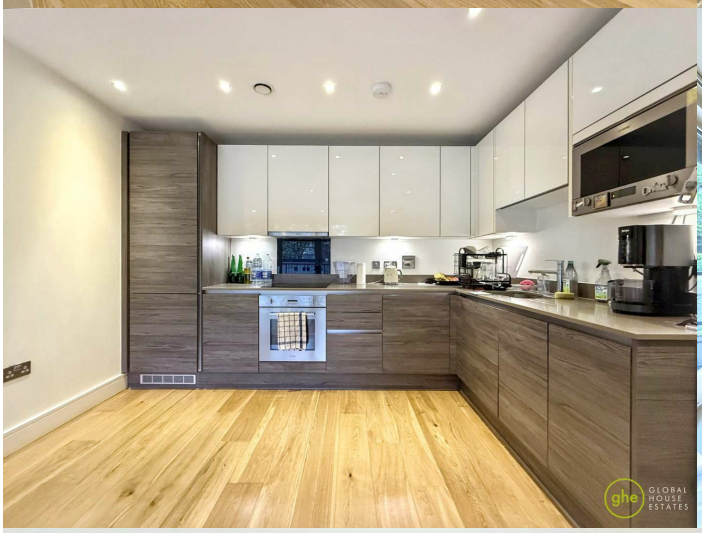
This Floorplan is provided without warranty, of any kind.
Bespoke Plans disclaims any warranty including,
without limitation, satisfaction, quality or accuracy of any dimensions

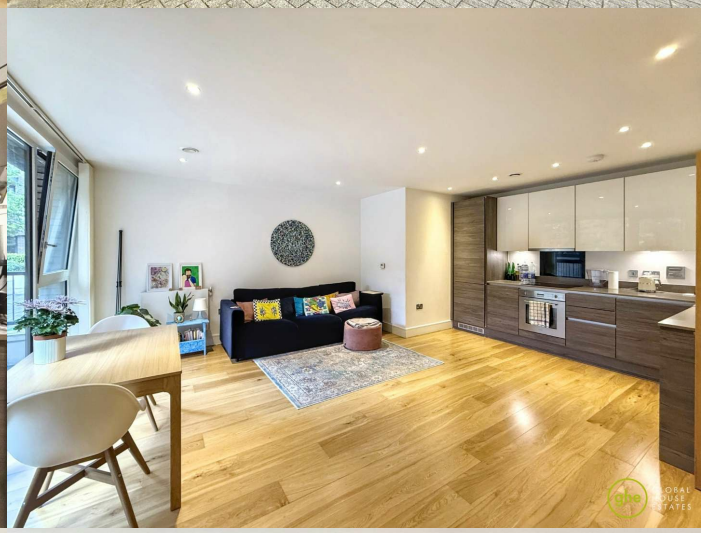
EPC

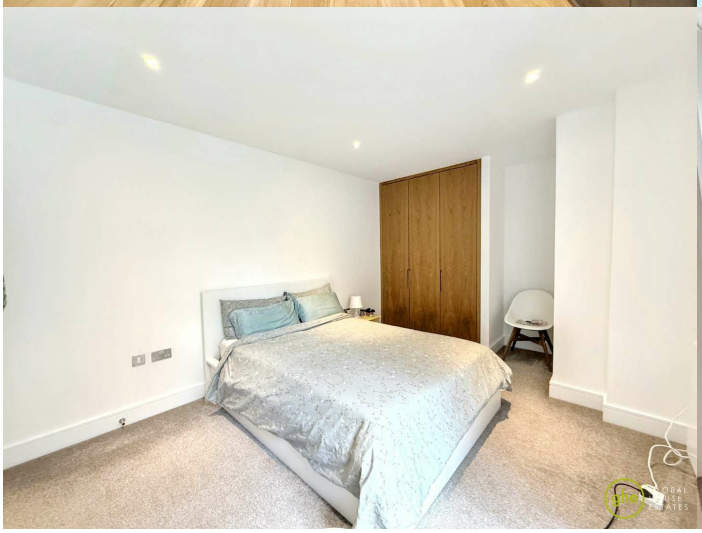

Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92-100) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
83
83
England, Scotland & Wales
EU Directive 2002/91/EC

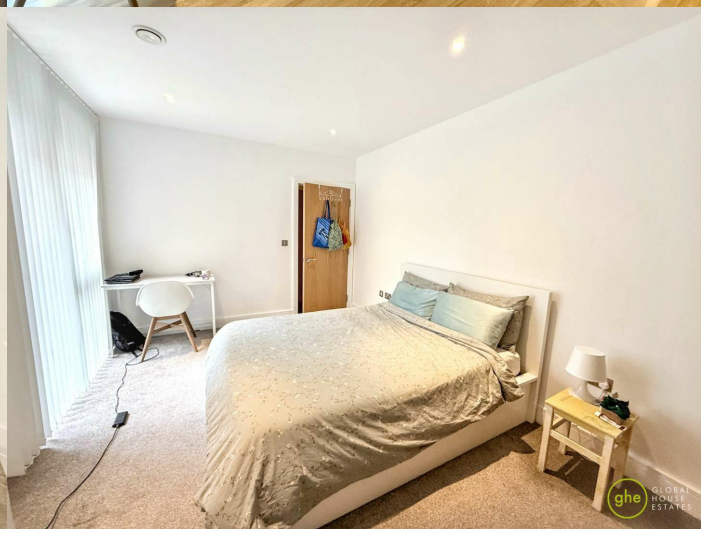


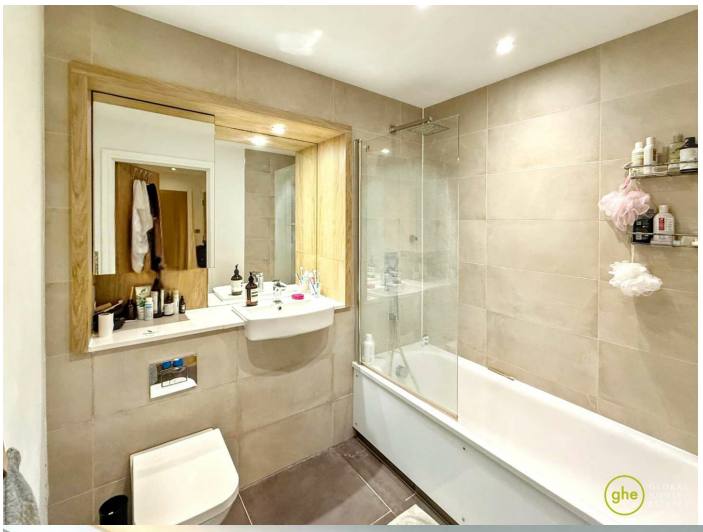


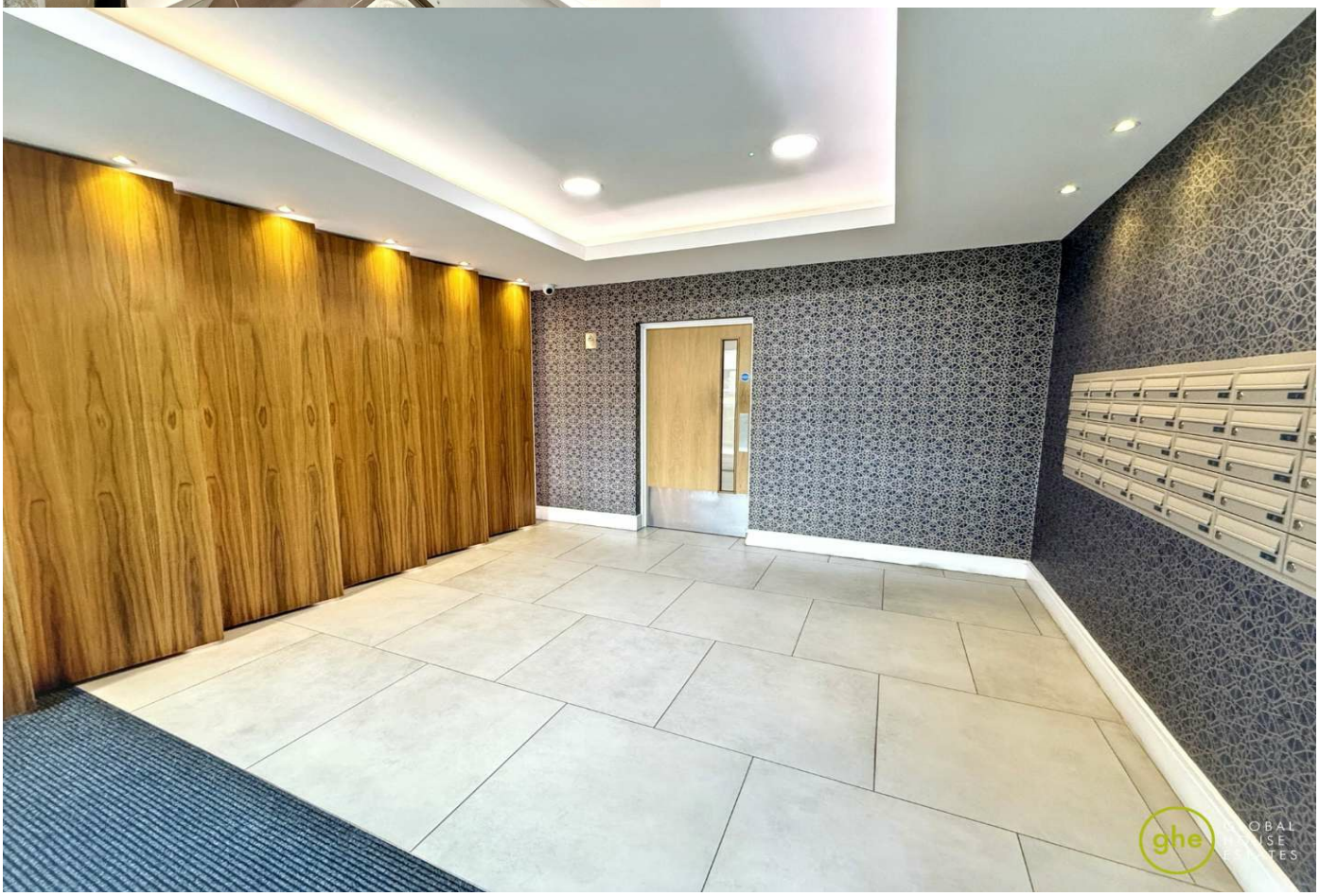












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