

## 7 Blondin Way, London, SE16 6BB

\*\*\*NO CHAIN\*\*\*

SellMyHome are proud to present to market this fantastic, one bedroom apartment located a highly sought after development.

Situated close by to Canada Water & Rotherhithe station; stones throw away from Russia Dock Woodland and various schools including Redriff Primary School & Bacon's College.

Located in the heart of London, the property briefly comprises open plan living room/kitchen, double bedroom, family bathroom, storage space, private balcony and parking space.

In addition, residents have access to the modern fitness gym and concierge.

**Price Guide £460,000**

# 7 Blondin Way

, London, SE16 6BB



- ONE BEDROOM APARTMENT
- PRIVATE BALCONY
- CLOSE BY TO CANADA WATER & ROTHERHITHE STATIONS
- ALLOCATED PARKING SPACE
- SOUGHT AFTER LOCATION
- NEXT TO SURREY DOCKS HEATH CENTRE & RUSSIA DOCK WOODLAND
- IDEAL FOR RESIDENTIAL OR INVESTMENT PURCHASE
- CONCIERGE & GYM ON SITE



[Directions](#)

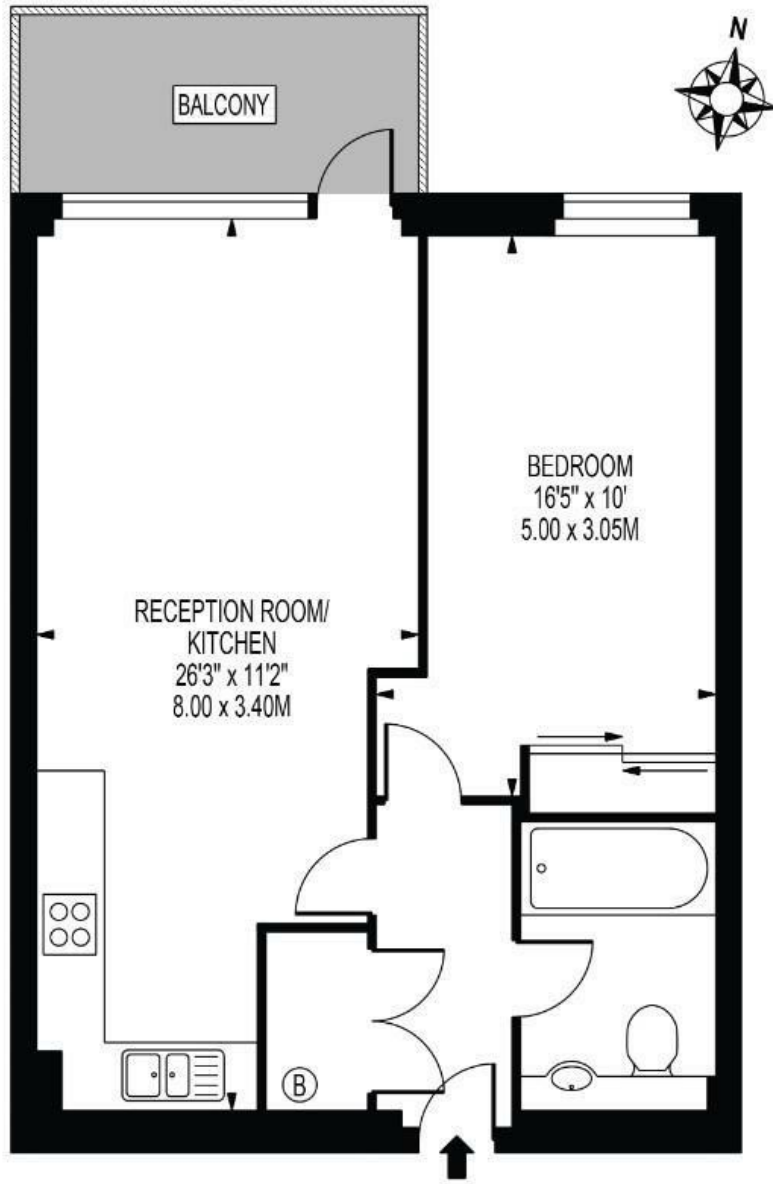




Floor Plan

# BLACKTHORN HOUSE, BLONDIN WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 520 SQ FT - 48.31 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating   |                     | Environmental Impact (CO <sub>2</sub> ) Rating   |           |
|--|---------------------|--|-----------|
| Current  | Potential           | Current  | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> | <p>84</p> <p>84</p> | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |           |
| England & Wales  |                     | England & Wales  |           |
| EU Directive 2002/91/EC  |                     | EU Directive 2002/91/EC  |           |