

Heritage Court

SURREY QUAYS

LONDON SE8

OLIVER
JAUQUES
Making London simple



sole agent

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Heritage Court

SURREY QUAYS

LONDON SE8

A delightful and stylish 3-bedroom freehold townhouse over three floors, the property is situated in a quiet and secure offstreet gated development in Surrey Quays, South East London SE8. This well-appointed freehold house offers three double bedrooms and two bathrooms, and is presented in move-in condition in an appealing contemporary neutral decor scheme. Surrey Quays (Overground) and Canada Water (Jubilee Line) stations are both nearby and the house is well located for fast transport links to the City and Central London and close to Greenwich Park.

RECENT REFURBISHMENTS

Refurbishments in 2012 created a light-filled open-plan living room and kitchen. In September 2013, all windows were replaced with new double glazed units and a brand new (never yet occupied) ground-floor Master Suite was constructed with a spacious double bedroom and ensuite with feature glass brick shower. Additionally the second-floor bathroom was refurbished with a new back-to-wall WC. Constructed in 1996, always well-maintained and in excellent order, the property has consistently returned an above average yield as a privately let and popular property.

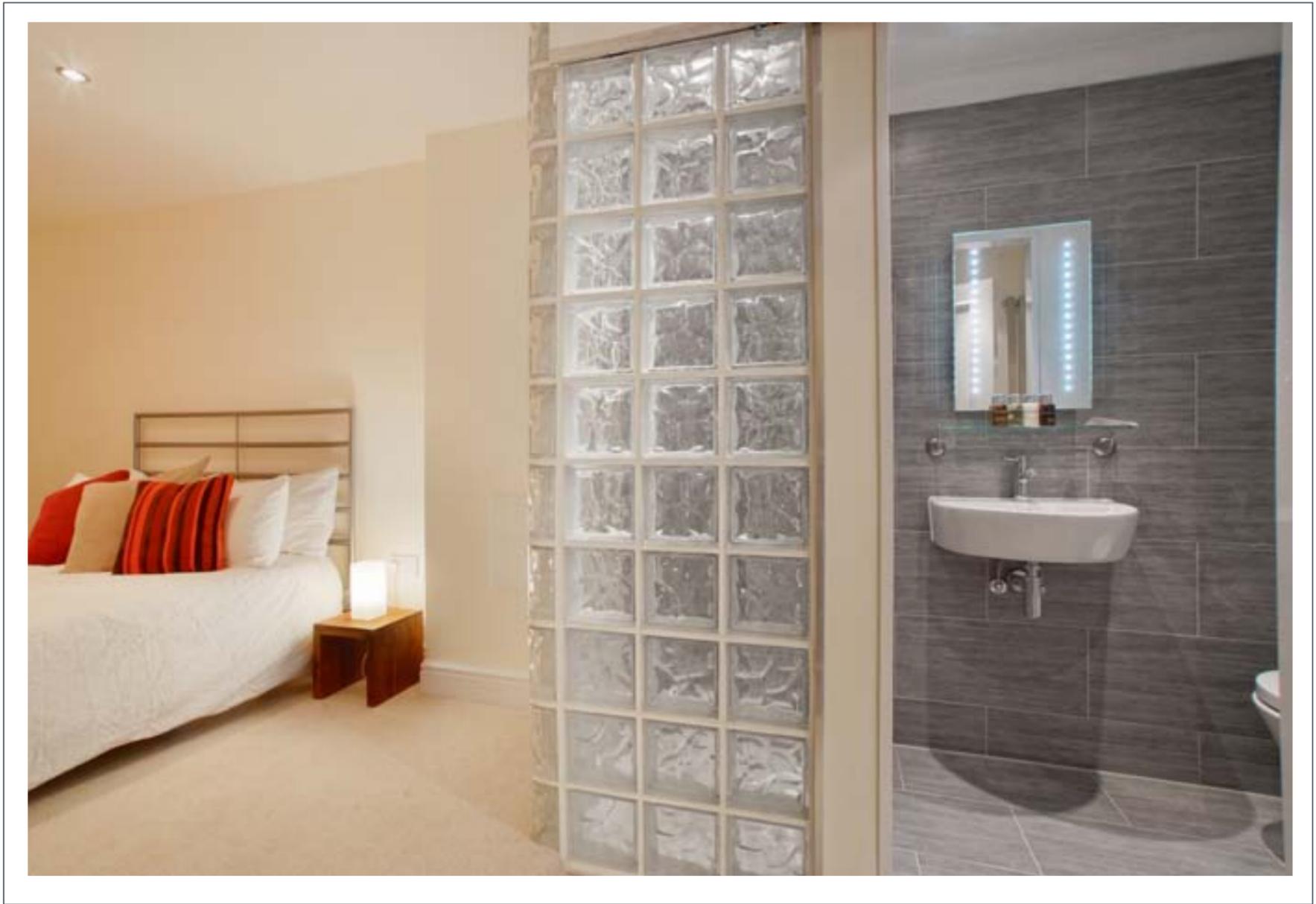
ENQUIRIES

The property is offered for sale Freehold via sole agent Oliver Jaques at the London South East office on 020 7231 5050.



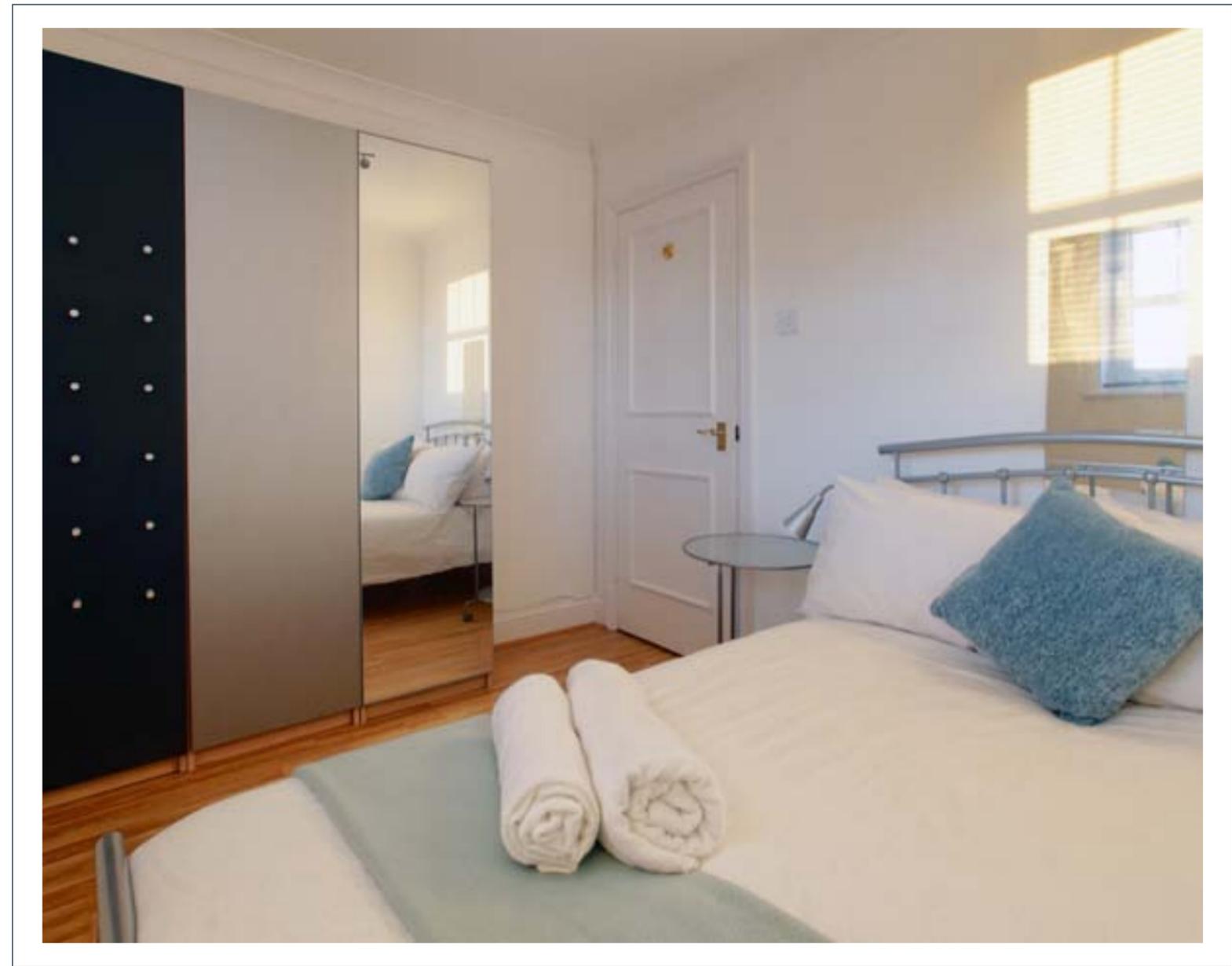
















ACCOMMODATION & SPECIFICATIONS

Entry-code gates providing additional security and secure offstreet parking in communal parking bays in front of the property. The house was refurbished in 2012 to create an open plan living room/kitchen space and again in Aug/Sept 2013 to create a new Master Suite with ensuite (with full Planning Permission and Building Regs sign-off), and all windows front and rear replaced with brand new double-glazed units.

GROUND FLOOR

ENTRANCE HALL & STAIRS: challenge-monitored burglar alarm, GCH Controls, under-stair storage cupboard, double-glazed door to rear of property (solar motion-sensor security light fitted to exterior wall above door), good condition neutral and stain-resistant carpeting to hallways and stairs

MASTER SUITE: brand new double bedroom with fully tiled ensuite bathroom, feature glass brick walls/shower, sliding glass-panelled privacy door to ensuite, mirror with LED vanity lighting and integral shaver/power point, fixed rain shower head and flexible handset showerhead, full-length window, vertical wall radiators and heated towel radiator, extensive wardrobe space, back-to-wall WC with soft closing seat, twin satellite TV socket, second phone point, fitted wall bracket ready for up to 40-inch flatscreen TV

UTILITY/STORE ROOM: utility points and connections (washing machine and tumble dryer), additional freezer space, bike or other storage, electric lights and power points, garden cold water tap, (accessed from front of property via overhead garage door)

FIRST FLOOR

LIVING ROOM: spacious main reception open plan to kitchen with maple engineered wood floor, currently furnished with two sofas, dining space, twin satellite TV socket, TV aerial point, phone point, ADSL

OPEN PLAN KITCHEN: contemporary with slate tile floor, full sized and well-equipped kitchen with natural wood Danish-oiled worktops, fan oven, gas hobs, Paykell & Fischer double-drawer stainless steel dishwasher, integrated refrigerator and separate freezer, GCH boiler

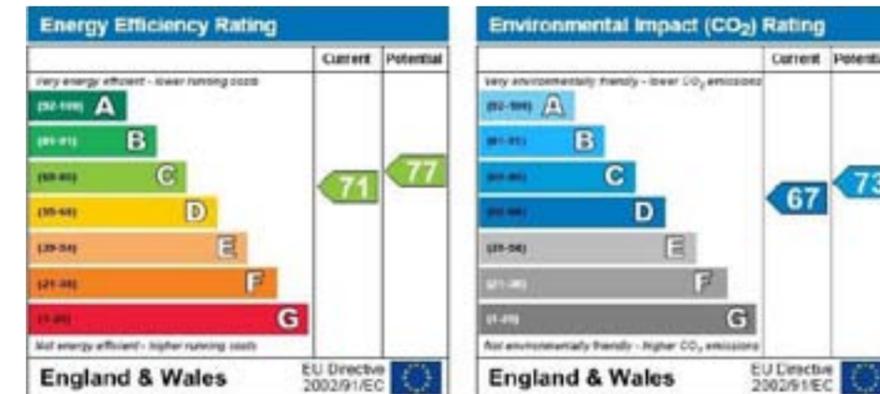
SECOND FLOOR

BEDROOM 2: spacious double bedroom with cherry engineered wood floor, currently furnished with king-size bed and double wardrobe, good views to Canary Wharf, twin satellite TV socket

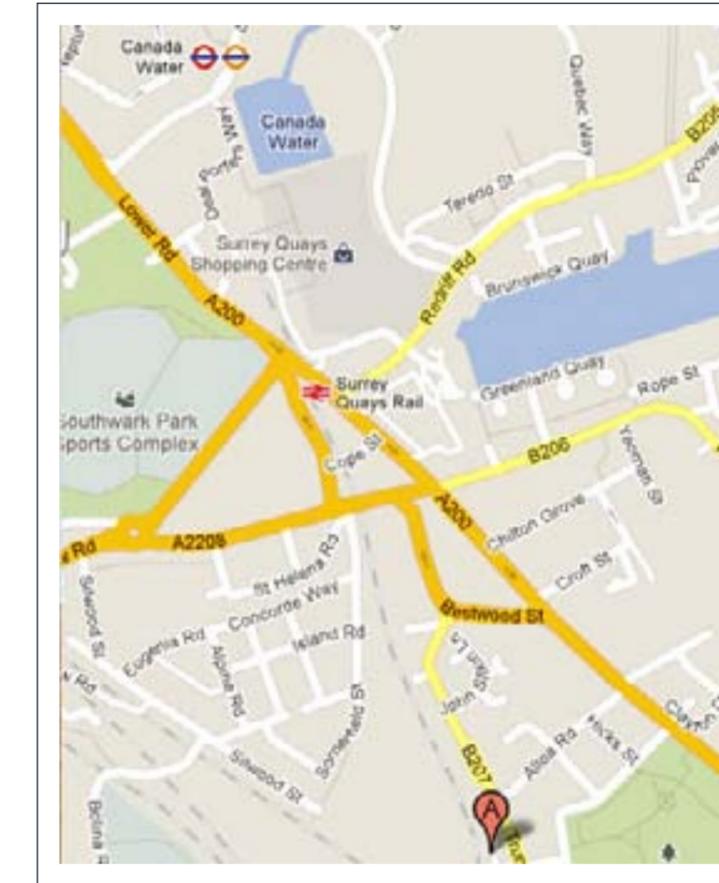
BEDROOM 3: double bedroom with laminate floor currently furnished with double bed and triple wardrobe, TV aerial point

BATHROOM: fully tiled bath/shower area, full height shower, with full body-jets, central filler to bath, heated towel radiator, shaver/power points, brand new back-to-wall WC with soft closing seat (Sept 2013)

ENERGY PERFORMANCE



LOCALE



The house is located in a quiet residential area with an adjacent park and Victorian private houses, and other modern houses and apartments.

TRANSPORT LINKS

London Overground - the closest stop is Surrey Quays Station, walking distance.

Jubilee Line - closest stop Canada Water

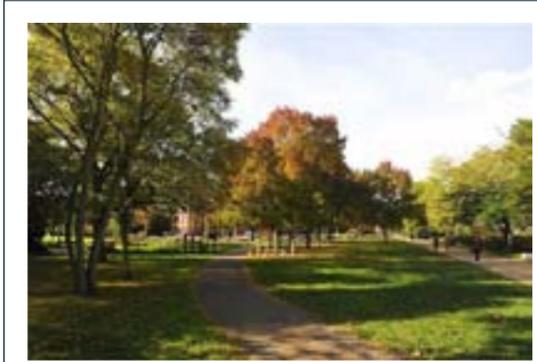
Buses - stops outside the development to both Surrey Quays and Canada Water (225) and after a short walk through the park a short bus journey to Greenwich (10 minutes via buses 188 or 199)

Greenwich with its picturesque buildings and elegant historic centre, arts market and restaurants is available via bus (10 minutes after a short walk through the park) or taxi. The Tower of London and Tower Bridge, the financial heart of London, are only two stops from Canada Water. The arts and cultural centre of The South Bank are accessible at Waterloo, four stops from Canada Water. Central London, Westminster and the shops of Oxford Street and Bond Street only a couple of extra stops further.

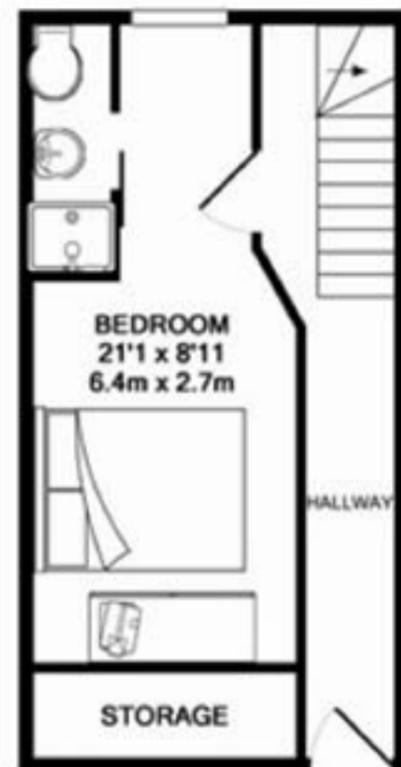
OTHER LOCAL AMENITIES

Nearby Surrey Quays Shopping Centre offers a large Tesco supermarket that is open 24 hours (apart from Sundays). There are a range of local shops, take-aways (including a McDonald's) nearby.

[Click here for Street View Map](#)



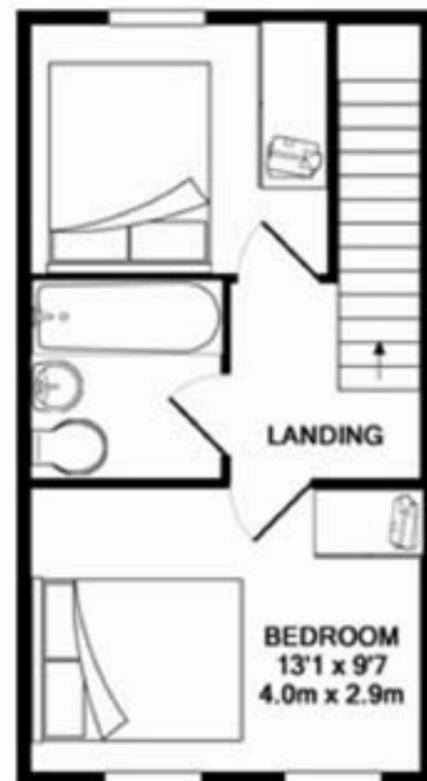
FLOORPLANS



GROUND FLOOR
APPROX. FLOOR
AREA 296 SQ.FT.
(27.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 324 SQ.FT.
(30.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 324 SQ.FT.
(30.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 943 SQ.FT. (87.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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