



Windsock Close, Surrey Quays

Asking Price £260,000 Leasehold - Share of Freehold

OLIVER  JACQUES  
EST. 1986





## Windsock Close, Surrey Quays

Making a great first home or pied a terre, this entry level property on the edge of South Dock Marina offers a great opportunity to get a foot on the Docklands' housing ladder. Offered for sale with a share of the development's freehold, this naturally bright property spans in excess of 30sqm and enjoys an 18sqm studio room allowing space for a sleeping and living area, with separate kitchen and bathroom. The interiors require some cosmetic redecoration and the property is crying out for someone to make their own mark and turn this into a beautiful home. A rare find at this price point in a private development, this property is bound to be popular in an increasingly popular corner of Surrey Quays.

- Second Floor Studio
- Direct Views Over Marina
- Residents' Parking
- Fully Double Glazed
- Entry Level First Home
- Safe and Secure Pied a Terre

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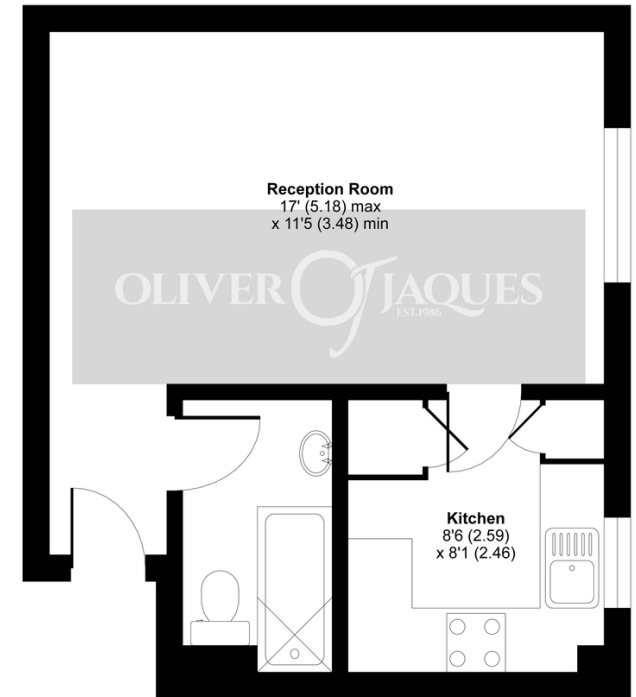
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**Windsock Close, London, SE16**

Approximate Area = 328 sq ft / 30.5 sq m

For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2021. Produced for Oliver Jacques - REF: 720182

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	7.2	7.9
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	