

**hastings**  
INTERNATIONAL



**Hornbeam House**

**£650,000**

## Hornbeam House, 22 Quebec Way, London SE16 7EW

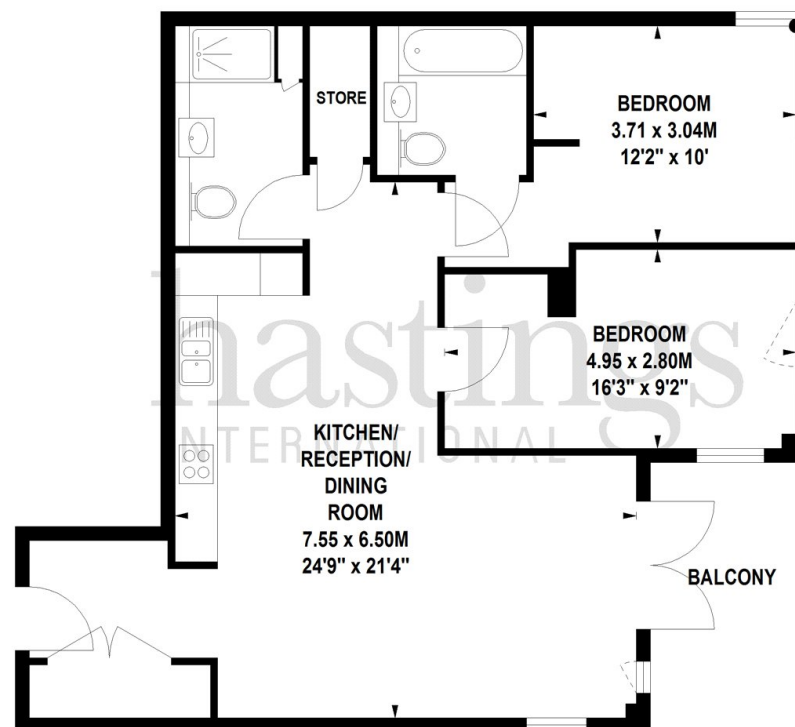
A stylish, third floor, triple aspect, two bedroom, two bathroom apartment with generous balcony and concierge facilities located within Quebec Quarter, a modern development located moments from Canada Water station [Jubilee Line & Overground], Surrey Quays shopping centre and Stave Hill Ecological Park.

This stylish 889 sq ft, third floor, triple aspect apartment comprises entrance hall with storage cupboard, impressive reception room with dining area, floor to ceiling windows, door to generous private balcony, stylish open plan fitted kitchen with stone work tops and integrated appliances, master bedroom with en-suite bathroom, guest bedroom two and family shower room. Residents of Hornbeam House have the benefit of access to landscaped communal gardens and concierge facilities. Secure allocated parking available under separate negotiation. Canada Water station [Jubilee & Overground] is moments away together with Surrey Quays shopping centre and Stave Hill Ecological Park.

- Hornbeam House SE16
- Triple Aspect Apartment
- Two Bathrooms
- Stylish Interior
- Concierge Facilities
- 889 Sq Ft
- Two Double Bedrooms
- Generous Private Balcony
- Parking Available Under Separate Negotiation
- Excellent Location

### C4-12 Quebec Quarter, Quebec Way, SE16

Approximate gross internal area  
82.6 sq m / 889 sq ft



Third Floor

#### Measurements taken from architect's plans

Illustration for identification purposes only, not to scale  
All measurements are maximum, and includes wardrobes and window bays where applicable





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            | 88                      | 88        |
| (69-80) <b>C</b>                            |                         |           |
| (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 |           |