



Canada Water Sales, Unit 2 Montreal House Surrey Quays Road, London SE16 7AQ
T 020 7101 0236 E canadawatersales@ludlowthompson.com W www.ludlowthompson.com

VANCOUVER HOUSE ROTHERHITHE/CANADA WATER



SOLD

REF: 2621884

2 Bed, Purpose Built Apartment, Private Terrace

South Facing, Private Terrace Area - Popular Maple Quays Development - Two Bedrooms, Two Bathrooms - Chain Free - 24hr Gym and Concierge - Canada Water Station, Jubilee and Overground Lines

A superb ground floor apartment located within the popular Maple Quays development in Canada Water. The property briefly comprises two double bedrooms, family bathroom and en-suite, modern fitted kitchen with space to dine and open plan reception room. Further benefits include a private south facing terrace opposite the landscaped courtyard, on site residents gym, 24hr concierge and a long lease. Enviably located 0.1 miles from Canada Water tube (Jubilee and Overground, Zone 2) giving this prop... [continued below](#)

Train/Tube - Rotherhithe, Surrey Quays, Canada Water, Wapping

Local Authority/Council Tax - Southwark

Tenure - Leasehold

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VANCOUVER HOUSE ROTHERHITHE/CANADA WATER



Living Area 2



Living Area



Open Plan Kitchen / Living Area



Living Area



Kitchen



Kitchen



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VANCOUVER HOUSE ROTHERHITHE/CANADA WATER



Family Bathroom



En-Suite



Bedroom 1



Bedroom 1



Bedroom 2



Bedroom 2



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VANCOUVER HOUSE ROTHERHITHE/CANADA WATER



Patio 2



Private Patio



Courtyard



Concierge



Gym



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Vancouver House

Approximate Gross Internal Area = 838 sq ft / 77.9 sq m

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in
accordance with the current edition of the RICS Code of Measuring Practice

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Sure to be a popular property, please call a member of our sales team to book your viewing.

Living Area 2

Living Area

Open Plan Kitchen / Living Area

Living Area

Kitchen

Kitchen

Family Bathroom

En-Suite

Bedroom 1

Bedroom 1

Bedroom 2

Bedroom 2

Patio 2

Private Patio

Courtyard

Concierge

Gym

Tenure Details

Tenure - Leasehold

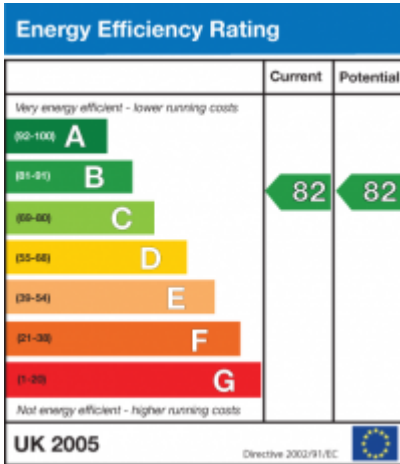
Lease Length - 115 years

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Service Charges - £2400 per year

Ground Rent - £200 per year



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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Canada Water Sales Office quoting 2621884

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.