



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

ALBATROSS WAY ROTHERHITHE/CANADA WATER



SOLD

REF: 2668758

2 Bed, Complex Apartment, Private Balcony, 1 Allocated Parking Space

Large open-plan kitchen/living area - 2 minute walk to Canada Water Under/Overground - Allocated underground parking space - Share of Freehold - Private wrap around balcony - Popular development

A modern and immaculately finished top floor apartment with a private balcony. Located only 2 minutes away from Canada Water Station (Jubilee line and Overground). The property benefits from an abundance of natural light and an amazing entertaining space. The large open-plan kitchen/living area features a stunning modern fully fitted kitchen and a private balcony; a perfect spot on a sunny day. The main bedroom is large and offering plenty of built in storage space and an ensuite finished to... **continued below**

Train/Tube - Rotherhithe, Canada Water, Surrey Quays

Local Authority/Council Tax - Southwark

Tenure - Share of Freehold

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Kitchen



Kitchen/Living space alt



Exterior



Balcony



View from private balcony



Master Bedroom



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Master Bedroom



Master Bedroom



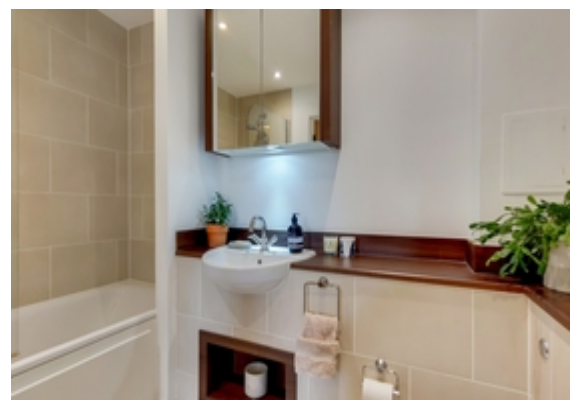
Ensuite



Second Bedroom



Second Bedroom



Main Bathroom

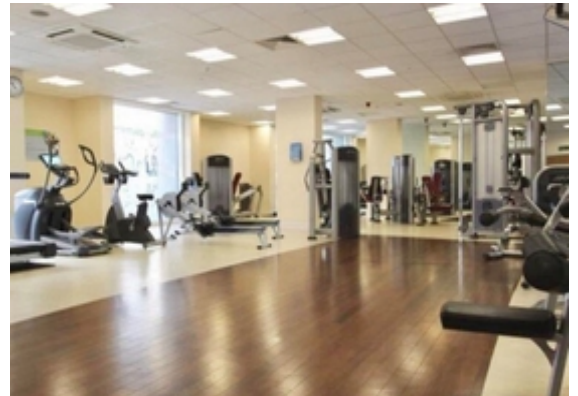


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View



The Gym



The Courtyard



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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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A modern and immaculately finished top floor apartment with a private balcony. Located only 2 minutes away from Canada Water Station (Jubilee line and Overground).

The property benefits from an abundance of natural light and an amazing entertaining space. The large open-plan kitchen/living area features a stunning modern fully fitted kitchen and a private balcony; a perfect spot on a sunny day.

The main bedroom is large and offering plenty of built in storage space and an ensuite finished to a high standard with built in cabinetry. The second bedroom is a spacious double that could also be used as a home office or nursery.

The apartment is located in a popular development located in the heart of Canada Water. It benefits from a 24 hour concierge, allocated parking with an electric charging station, a residents gym, gigabit broadband and communal roof terrace with stunning views. The property is on the doorstep of the popular restaurants and cafes of Canada Water and the Jubilee line perfect for anyone commuting into the City.

Please call 020 7101 0236 to arrange a viewing.

Tenure Details

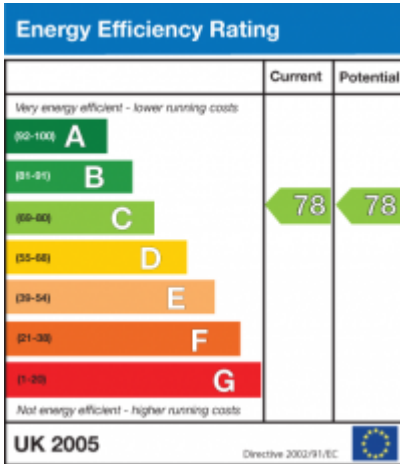
Tenure - Share of Freehold

Lease Length - 990 years

Service Charges - £2400 per year



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CALL 020 7101 0236

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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 2668758

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.