



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: 2679854**

### **2 Bed, Complex Apartment, Private Balcony, 1 Underground Parking Space**

Share of Freehold - Master Bedroom, with En-Suite Bathroom - Two Large Storage Cupboards in Hallway - Excellent Condition - Private Secure Underground Parking

FANTASTIC LOCATION! IDEAL FIRST BUY, BOOK NOW- HIGH DEMAND! Location Location Location! Set in the ever popular Maple Quays Development right beside Canada Water Tube Station lies this fantastic two bedroom, two bathroom apartment. Offered to the market chain free, this would be an ideal first time buy or Buy2Let investment. Briefly comprising of two good sized double bedrooms(the larger benefits from an en-suite,) a generous family bathroom and a fantastic open plan kitchen / living / dining... **continued below**

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

**Local Authority/Council Tax** - Southwark

**Tenure** - Share of Freehold

**ludlow**thompson



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# ALBATROSS WAY ROTHERHITHE/CANADA WATER



Living Room



Kitchen



Living Room



Open Plan Kitchen Living



Exterior



Master Bedroom



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# ALBATROSS WAY ROTHERHITHE/CANADA WATER



Master Bedroom



En-Suite Bathroom



Bedroom 2



Bedroom 2



Main Bathroom



Communal Courtyard



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# ALBATROSS WAY ROTHERHITHE/CANADA WATER



Roof Terrace



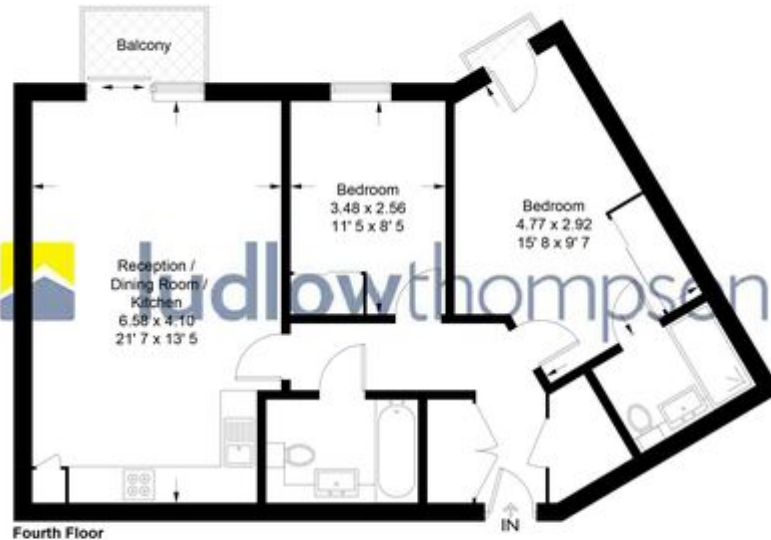
Roof Terrace



Balcony



# ALBATROSS WAY ROTHERHITHE/CANADA WATER



**Fairmont House**  
Approximate Gross Internal Area = 783 sq ft / 72.8 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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Location Location Location! Set in the ever popular Maple Quays Development right beside Canada Water Tube Station lies this fantastic two bedroom, two bathroom apartment. Offered to the market chain free, this would be an ideal first time buy or Buy2Let investment.

Briefly comprising of two good sized double bedrooms(the larger benefits from an en-suite,) a generous family bathroom and a fantastic open plan kitchen / living / dining area. The private balcony, big enough for table & chairs is accessed from the living room through a large glass door that floods the reception area with plenty of natural light.

Further benefits include modern kitchen with integrated appliances, private underground parking space, 24 hour concierge, fantastic communal roof terrace with brilliant views over the city & a residents only Gym. With Canada Water Tube Station literally on your doorstep and Rotherhithe Overground Station a short walk away this property would be perfect for someone needing to commute into the city or over the river to Canary Wharf. Call a member of our sales to book your viewing on 0207 101 0236.

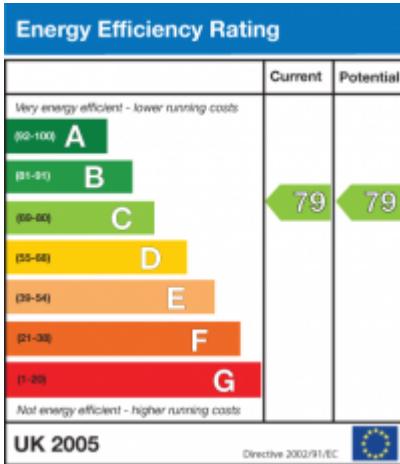
## Tenure Details

Tenure - Share of Freehold

Lease Length - years



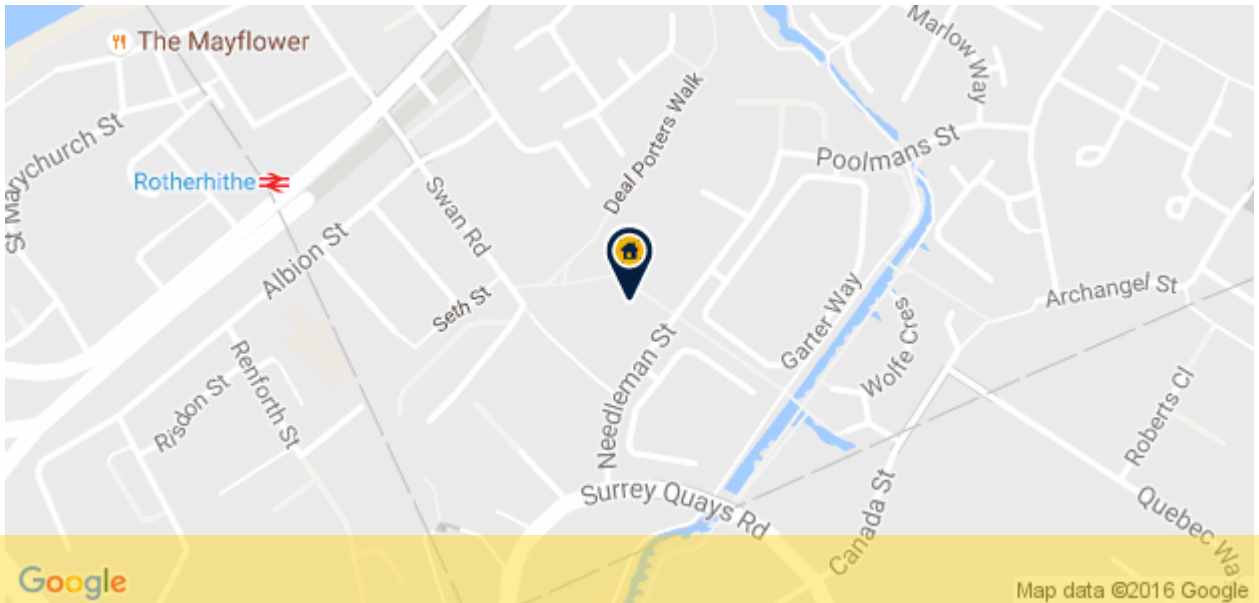
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## ALBATROSS WAY ROTHERHITHE/CANADA WATER



CALL 020 7101 0236

REF: 2679854

### 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 2679854

### 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.