



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

SURREY QUAYS ROAD ROTHERHITHE/CANADA WATER



SOLD

REF: 2784424

2 Bed, Apartment, Private Balcony, 1 Underground Parking Space

Less than 60 seconds from Canada Water Station - Large bedrooms - Underground parking - Spacious and beautifully finished apartment - Maple Quays Development - 24 hour concierge & Resident's gym

A stunning and spacious apartment, located in the heart of Canada Water, less than a 60 second walk to Canada Water tube station (Jubilee & Overground). Located within the sought after Maple Quays Development which boasts 24 hour concierge and residents gym. The property offers a large and bright open-plan kitchen/reception which opens onto a private balcony with great views over the Maple Quays Development. The kitchen is beautifully finished and comes with modern amenities. Both bedrooms ar...
[continued below](#)

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

Local Authority/Council Tax - Southwark

Tenure - Leasehold

ludlowthompson



SURREY QUAYS ROAD ROTHERHITHE/CANADA WATER



Kitchen/Reception



Kitchen



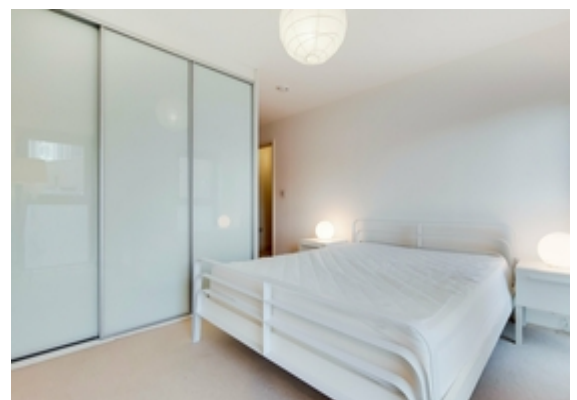
Kitchen/Reception alt



Balcony



Main bedroom



Main bedroom alt



SURREY QUAYS ROAD ROTHERHITHE/CANADA WATER



Main bedroom ensuite



Bedroom 2



Bedroom 2 alt



Bathroom



Valuation?



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ludlowthompson Surrey Quays Road, SE16 GROSS INTERNAL AREA
 CAPTURE DATE: 06/04/2021 LATEST SURVEY POINTS: 1,898,237 69.83 sqm / 751.64 sqft



— Sixth Floor

GROSS INTERNAL AREA (GIA) The finished area of the property. 69.83 sqm / 751.64 sqft	NET INTERNAL AREA (NIA) Available work and covered features. Excludes outdoor, unenclosed areas. 66.82 sqm / 720.24 sqft	STRUCTURAL FLOOR AREA Available for use. 3.59 sqm / 38.64 sqft	FLOOR AREA Available for use. 0.00 sqm / 0.00 sqft
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Specified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and graphics are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room heights and widths are the maximum points of measurement captured in the scan.

max sqm (external): 73.76 sqm / 794.27 sqft
 max sqm (external): 71.53 sqm / 769.84 sqft
 www.ltd 0202071010236@ltd

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 of furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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The property offers a large and bright open-plan kitchen/reception which opens onto a private balcony with great views over the Maple Quays Development. The kitchen is beautifully finished and comes with modern amenities. Both bedrooms are generously sized, have excellent quality in-built wardrobes and the main bedroom benefits from a beautifully decorated ensuite bathroom. The property also includes a large family bathroom.

Please call 020 7101 0236 to arrange a physical viewing.

Tenure Details

Tenure - Leasehold

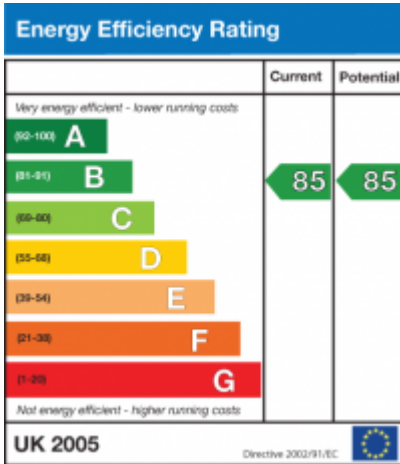
Lease Length - 113 years

Service Charges - £2498.76 per year

Ground Rent - £404.45 per year

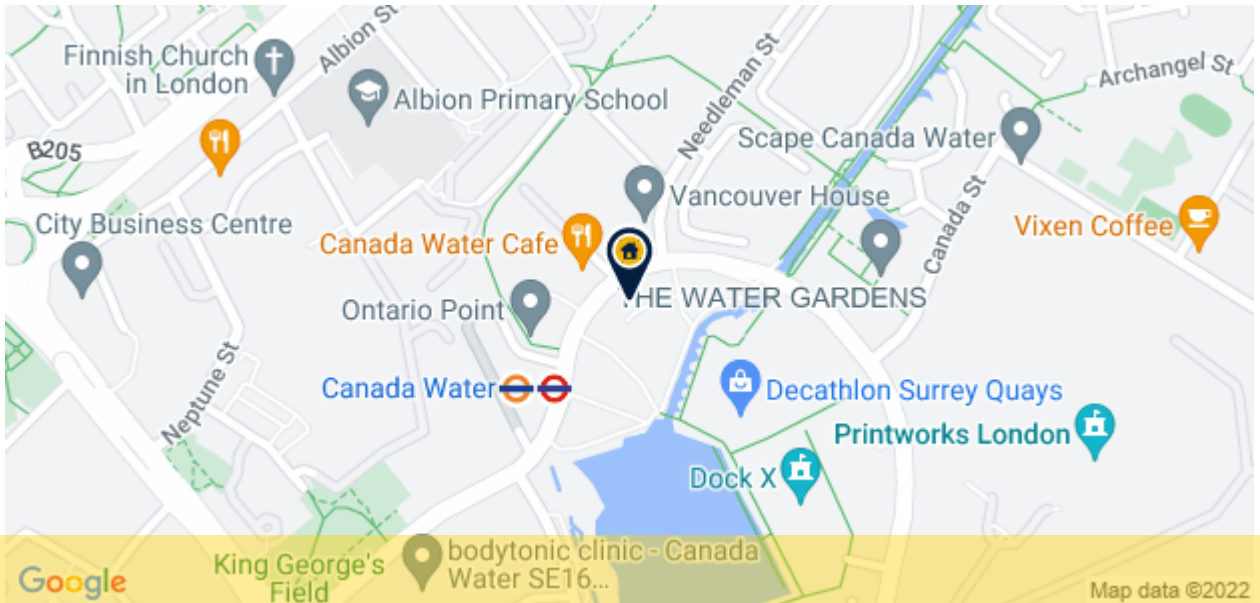


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CALL 020 7101 0236

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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 2784424

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.