



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

BLONDIN WAY ROTHERHITHE/CANADA WATER



OIEO **£475,000 FOR SALE**

REF: 2850742

1 Bed, Purpose Built Apartment, Private Balcony & Communal Garden, Permit Parking

Private Balcony - Residents Gym in block - Private balcony not overlooked - Amazing Location - Modern Finish - Open-Plan Kitchen/Reception

A stunning, 550 sq ft one bedroom apartment, on Blondin Way. Set in a lovely residential neighbourhood, right next to a beautiful nature reserve. Benefiting from a private balcony, a residents gym, permit parking, and on the market chain free. This development is always popular due to the great amenities but this property in particular is fantastic as it has the residents gym directly in the block, as well as the concierge and a lift. The balcony is also facing greenery at the back and isn't o... [continued below](#)

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

Local Authority/Council Tax - Southwark

Tenure - Leasehold

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BLONDIN WAY ROTHERHITHE/CANADA WATER



Reception / Kitchen



Reception / Kitchen



Balcony



Balcony



Reception / Kitchen



Reception / Kitchen



BLONDIN WAY ROTHERHITHE/CANADA WATER



Reception / Kitchen



Reception / Kitchen



Bedroom



Bedroom



Bedroom



Bathroom



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BLONDIN WAY ROTHERHITHE/CANADA WATER



Bedroom



Exterior



Gym



Gym



Exterior

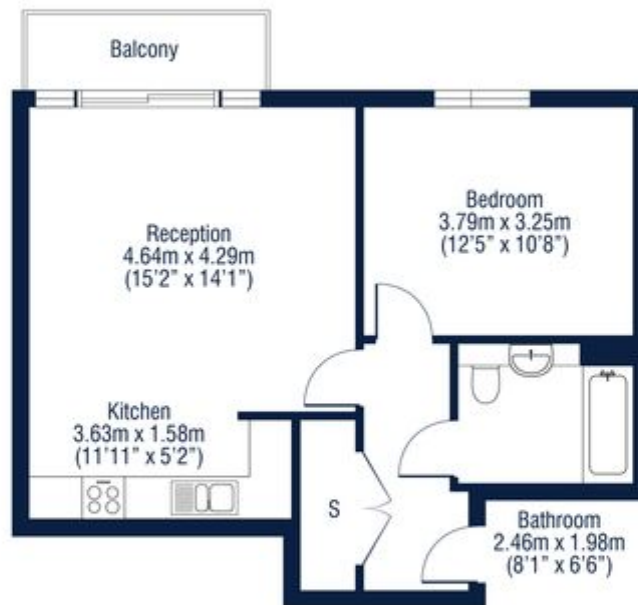


BLONDIN WAY ROTHERHITHE/CANADA WATER



Campion House, SE16

Approx. Gross Internal Area = 51.1sqm / 550.0sqft



Second Floor



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

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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This development is always popular due to the great amenities but this property in particular is fantastic as it has the residents gym directly in the block, as well as the concierge and a lift. The balcony is also facing greenery at the back and isn't overlooked by any other flat.

It boasts a large reception, with an open plan, modern, fully fitted kitchen, leading out to a gorgeous private balcony, overlooking Stave Hill Ecological Park; a spacious double bedroom; a stylish contemporary bathroom; built-in storage. This property is finished up to the highest standards and enjoys incredible outdoors spaces!

Located in moments from Russia Dock Woodland and Globe Pond Nature Reserve, generously surrounded by green spaces and just a short walk from the Thames. To schedule a viewing, please call our lettings team on 02071010235.

Tenure Details

Tenure - Leasehold

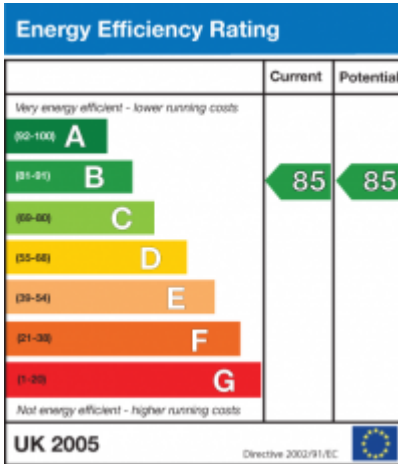
Lease Length - 146 years

Service Charges - £2400 per year

Ground Rent - £300 per year

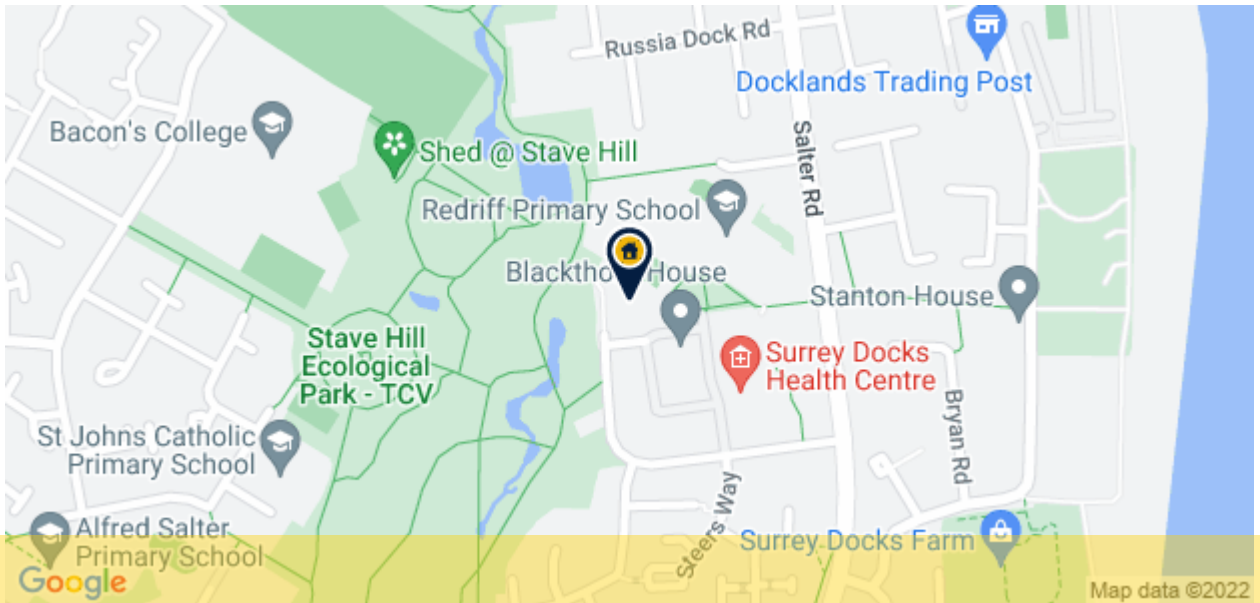


BLONDIN WAY ROTHERHITHE/CANADA WATER





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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 2850742

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.