



## Albatross Way, London, SE16 7EB

A modern and generous apartment with private balcony overlooking a landscaped internal garden in sought after Maple Quays, steps from Canada Water Underground Station (Jubilee Line and Overground) and supermarket and cafes. The property boasts a naturally bright open plan kitchen leading onto a private balcony, a generous and very quiet double bedroom, and a modern and well kept bathroom. On-site benefits include access to a gym, roof terrace and 24hr concierge.

Council Tax Band: D

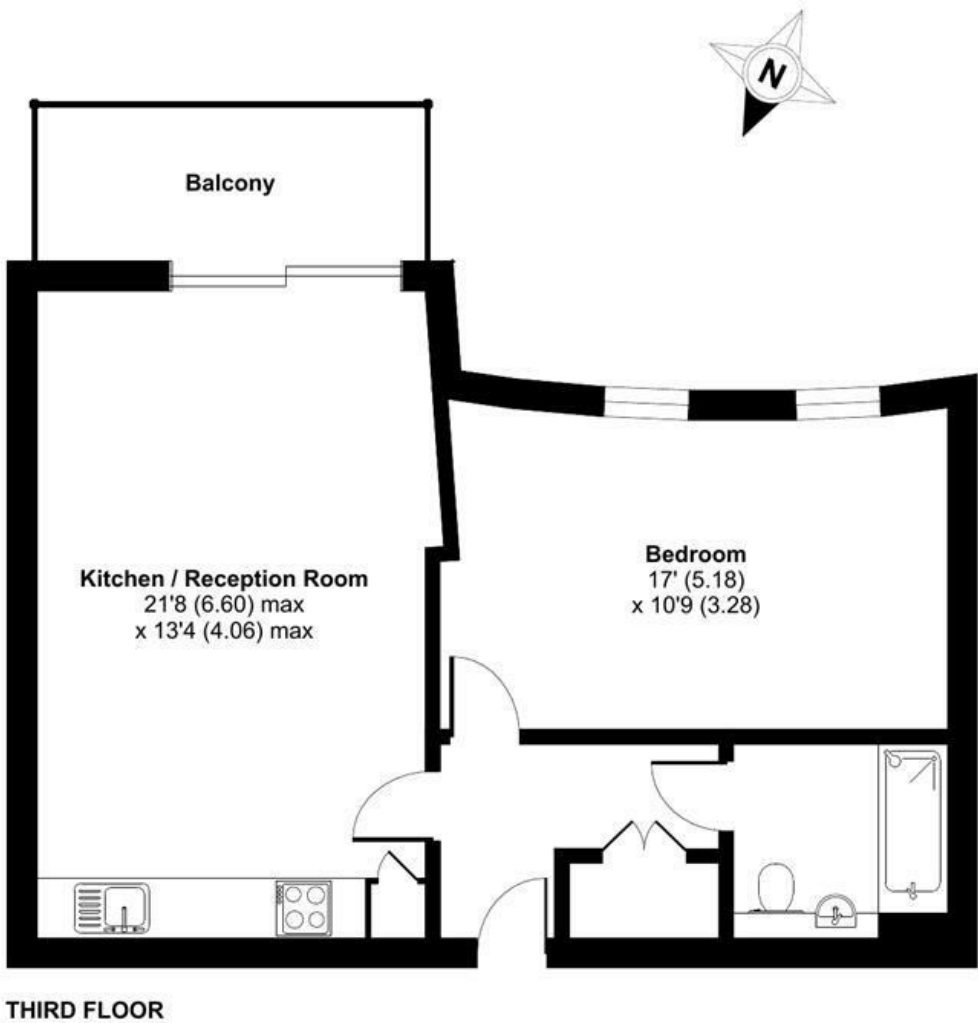
**£2,100 Per month**

- Modern, Quiet and Generous Apartment
- Private Balcony Overlooking Internal Landscaped Garden
- Steps from Canada Water Station
- 24 Hr Concierge, Gym and Roof Terrace
- Sought-After Development
- Close to a Plethora of Local Amenities

**Alex & Matteo**  
ESTATE AGENTS

Brampton House, Albatross Way, London, SE16

Approximate Area = 588 sq ft / 54.6 sq m  
For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Alex & Matteo Estate Agents. REF: 1026113

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		