



3 Surrey Quays Rd , London, SE16 2XU

The Founding is a landmark new development located directly opposite Canada Water Station in Zone 2, offering exceptional connectivity with Canary Wharf just one stop away and London Bridge only two stops. As the first residential building within the £4bn Canada Water masterplan, it sits at the heart of a once-in-a-generation regeneration set to deliver new public spaces, shops, restaurants and leisure facilities. The development features beautifully designed apartments with contemporary interiors, many enjoying panoramic views across London's skyline. Residents benefit from stylish shared spaces, roof terraces, concierge-style services and access to an adjacent leisure centre including a 25-metre swimming pool, gym and spa facilities. Surrounded by docks, parks and vibrant new amenities, The Founding offers an exceptional blend of lifestyle, connectivity and long-term investment appeal.

Guide price £1,980,000

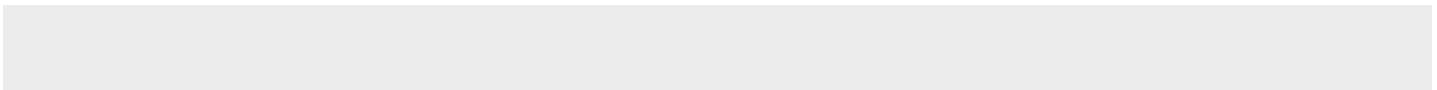
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- 3 mins walk to Canada Water Station
- Waterloo in 6 minutes
- Concierge
- London Bridge in 3 minutes
- Liverpool Street in 10 minutes
- Roof terrace and residents lounge
- Bank in 6 minutes
- King's Cross in 14 minutes



[Directions](#)



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | |
|--|---------|
| | Current |
| Very energy efficient - lower running costs (92 plus) A | |
| (81-91) B | |
| (70-80) 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 | |