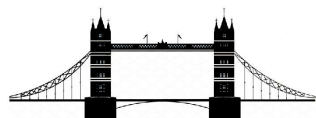




1.36 Montreal House, London, SE16 7AQ

Offers over £375,000

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DISTRICTS

A beautifully presented double-bedroom apartment in Montreal House, forming part of the highly sought-after Maple Quays development in Canada Water. Offering bright, thoughtfully designed living space, this impressive home is positioned within the landmark £4 billion Canada Water Regeneration Masterplan, placing it at the heart of one of London's most exciting and fast-evolving neighbourhoods.

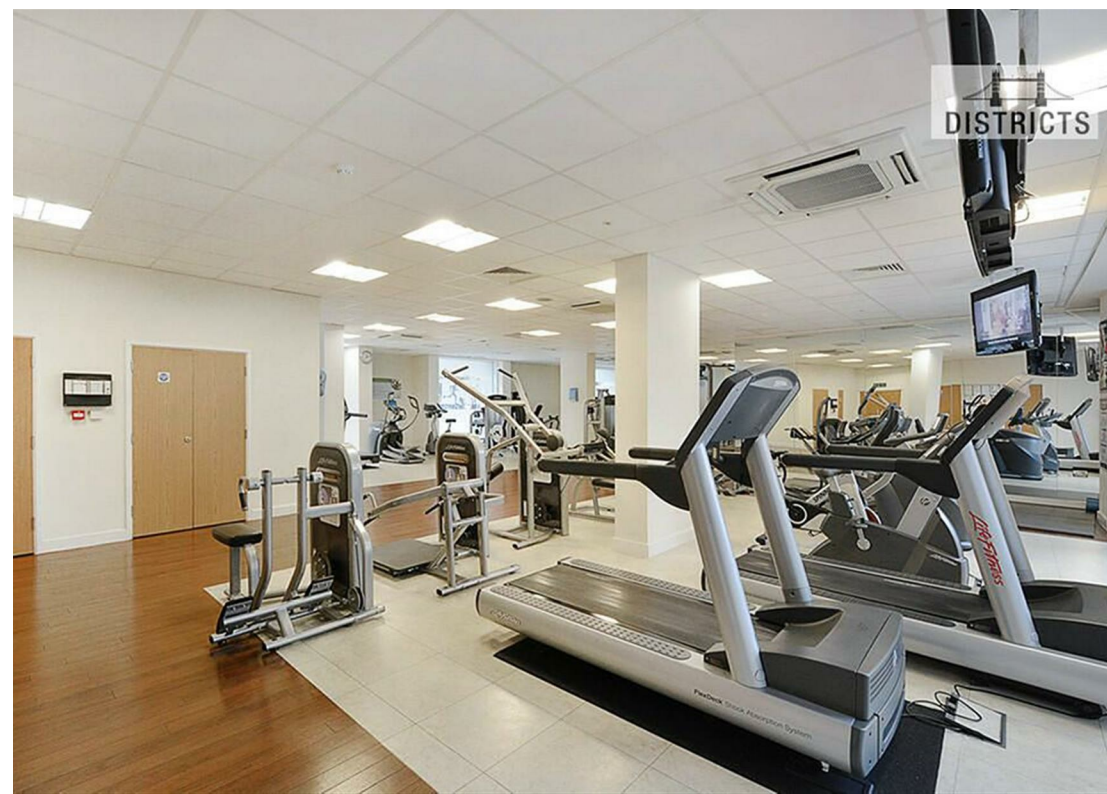
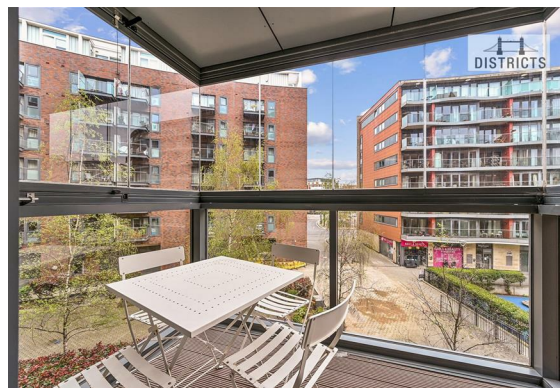
Ideally located directly opposite Canada Water Station, the development provides immediate access to the Jubilee line and London Overground/Windrush line, ensuring fast and convenient connections across the capital. A wide selection of cafés, restaurants, green open spaces and scenic waterside walks are all close by, adding to the appeal of this vibrant riverside setting.

The apartment itself features a spacious open-plan reception and kitchen area, enhanced by floor-to-ceiling windows that flood the space with natural light and create a bright, welcoming atmosphere benefitting from direct access to the balcony. The double bedroom is generously sized and benefits from fitted wardrobes, while additional built-in storage further enhances the practicality of the layout. *Photos staged.*

Residents of Maple Quays enjoy access to an excellent range of amenities, including a 24-hour concierge, residents' gym, private landscaped gardens and secure cycle storage.

Leasehold: 108 years
Ground rent amount: Approx £337.04pa
Review period: Ask agent
Service charge amount: Approx. £2,713.78pa
Review period: Ask Agent
Council tax band: D - Southwark

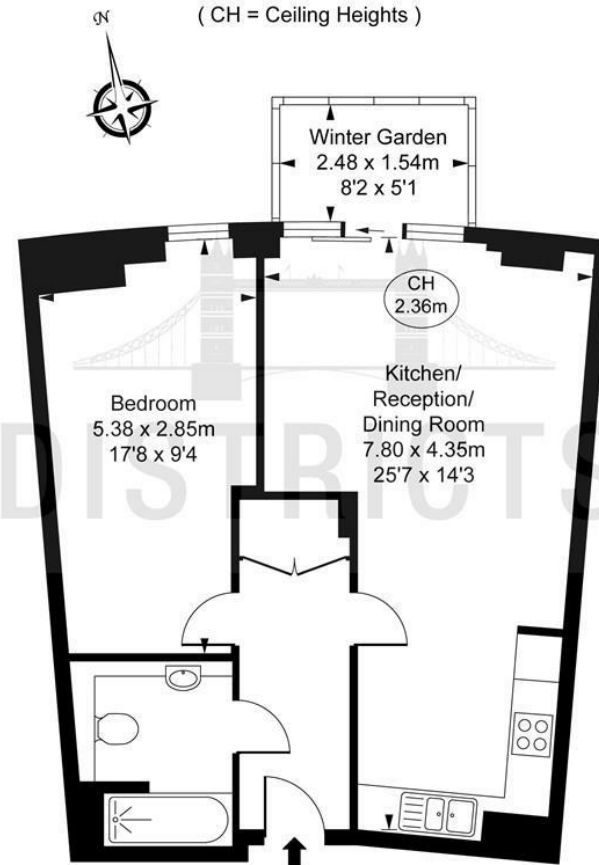
Electricity supply – Mains | Heating & Hot Water – Mains | Water Supply & Sewerage – Mains | Lift Access | Parking: No | Cladding: EWS1 Certificate Ask Agent.
To check broadband and mobile phone coverage please visit Ofcom
To check planning permission please visit Southwark





**Montreal House,
Surrey Quays Road, SE16**
Approximate Gross Internal Area
52.11 sq m / 561 sq ft

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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		

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