



## Montreal House, Maple Quay, Surrey Quays Road, Canada Water, SE16

Asking price **£525,000** | Leasehold



# Montreal House, Maple Quay, Surrey Quays Road, Canada Water, SE16



1 Bedroom



1 Bathroom



1 Reception



Balcony



Gymnasium



Local Amenities



24-Hour Concierge



0.1 MI Canada Water

A well-appointed one double bedroom property set within the modern Montreal House development. Accommodation spans 537 sq ft and features an spacious living area, modern fitted kitchen with integrated appliances, wood flooring, floor to ceiling glazing, ample sized bedroom, tiled bathroom with smart fittings and fixtures, a large south-facing balcony access by both living room and bedroom.

There are also a number of on-site facilities available to residents which include a dedicated 24-hour concierge service and a gymnasium. There is also access to a roof terrace that is sure to add value to

the living experience of residents.

The development is locate a short distance away from Surrey Keys shopping centre amenities and Canada Water station, providing residents with Underground and Overground transport links and the bus stops is opposite. Residents will appreciate being able to make short commutes to Shoreditch High Street, Canary Wharf and other prominent destinations within the Capital.

**Tenure:** Leasehold (112 years remaining)

**Local Authority:** Southwark Council

**Ground Rent:** £337.04 p.a.

**Council Tax Band:** D

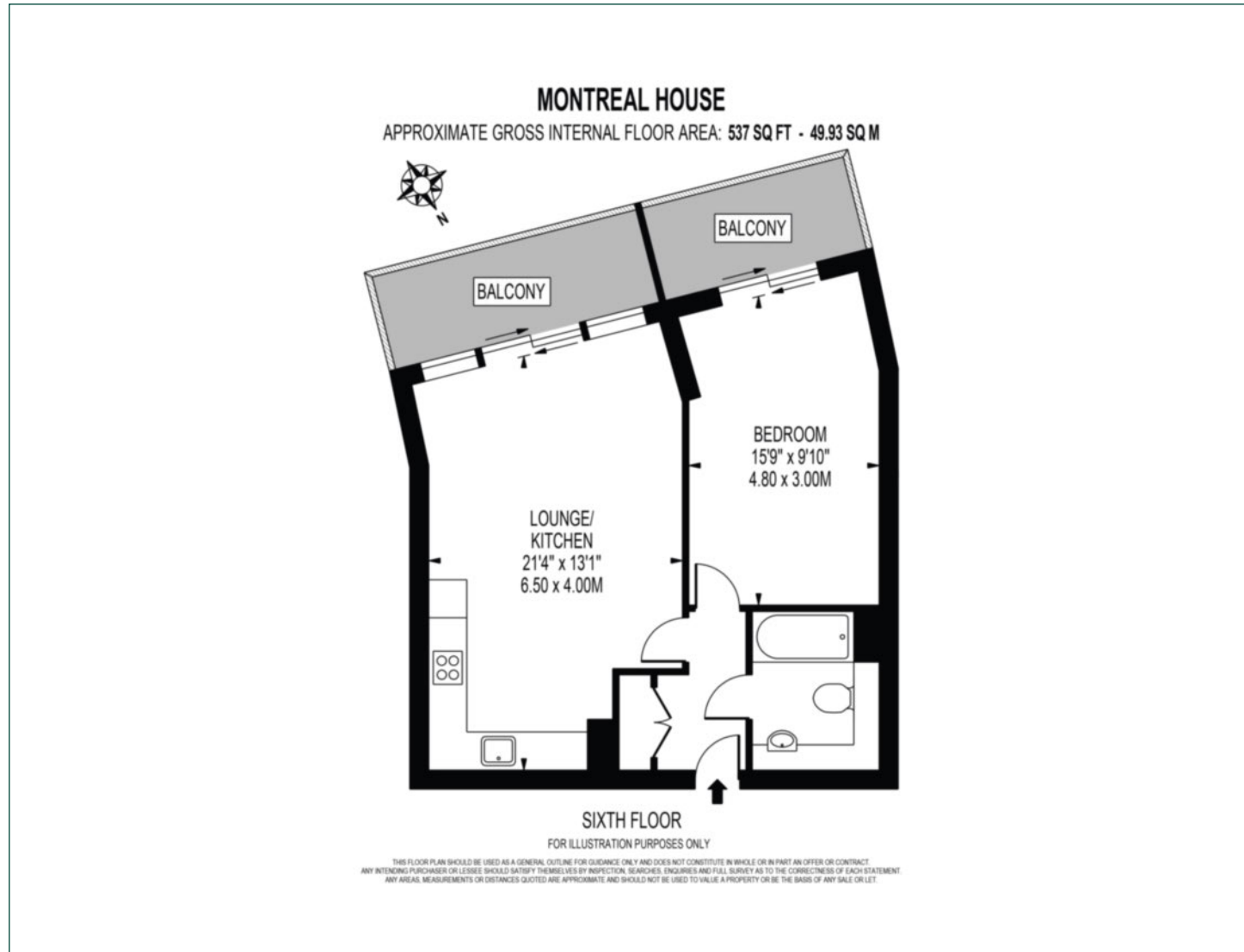
**Service Charge:** £2,376.80 p.a.

**EPC:** B



# Floorplan

537 sq ft | 49.93 sq m



## Greenwich

1 Crescent Arcade, 279 Creek Road, London, SE10 9EJ

## Sales

020 8853 8979 | [greenwich.lettings@chaseevans.co.uk](mailto:greenwich.lettings@chaseevans.co.uk)

## We're here to help.

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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