



**136 Montreal House, London, SE16 7AQ**

**£500 Per week**

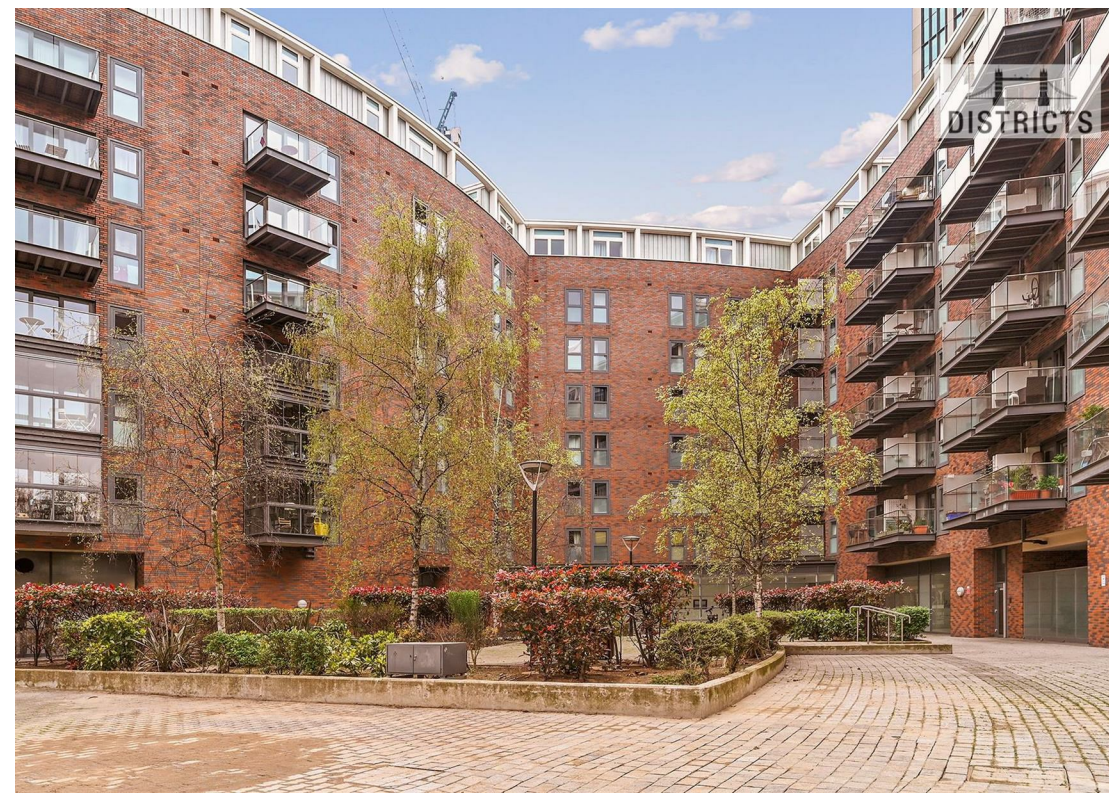
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A bright and spacious one bedroom apartment located in Montreal House opposite Canada Water Underground Station. Comprising a large balcony, 561sq.ft of living space, double bedroom with wardrobe storage and luxury bathroom. The apartment further benefits from a 24hr concierge and residents' gym. Offered fully furnished and available from the 5th June.

Council Tax Band: Southwark, D  
 Minimum contract: 12 months  
 Change of contract fee: £50 including VAT  
 Lift access | Cladding: EWS1 Certificate available  
 Holding Deposit - £500 (1 weeks rent, subject to agreed offer)

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating – Mains | Internet: Fibre

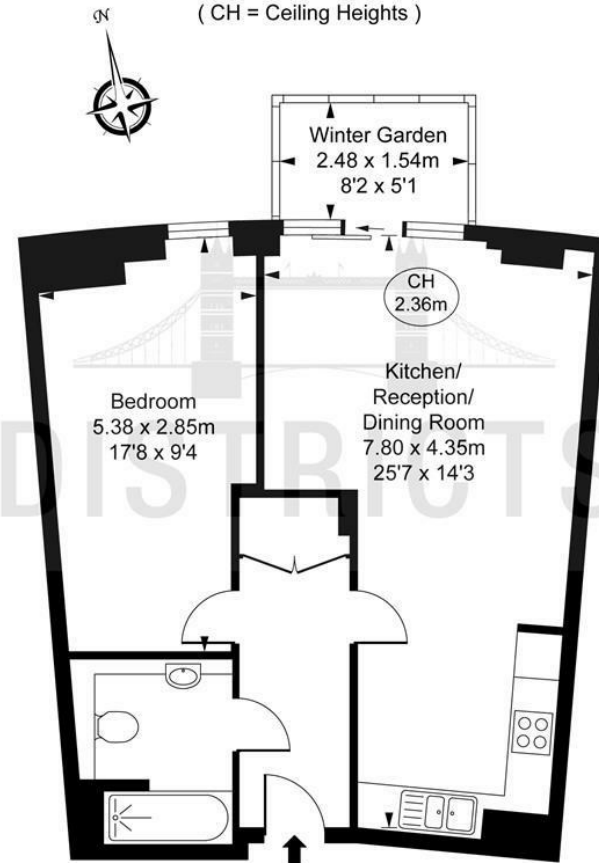
To check broadband and mobile phone coverage please visit Ofcom.  
 To check planning permission please visit Southwark Council Website, Planning & Building Control





**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) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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.