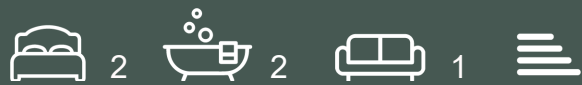




Campion House, Canada Water £2,500

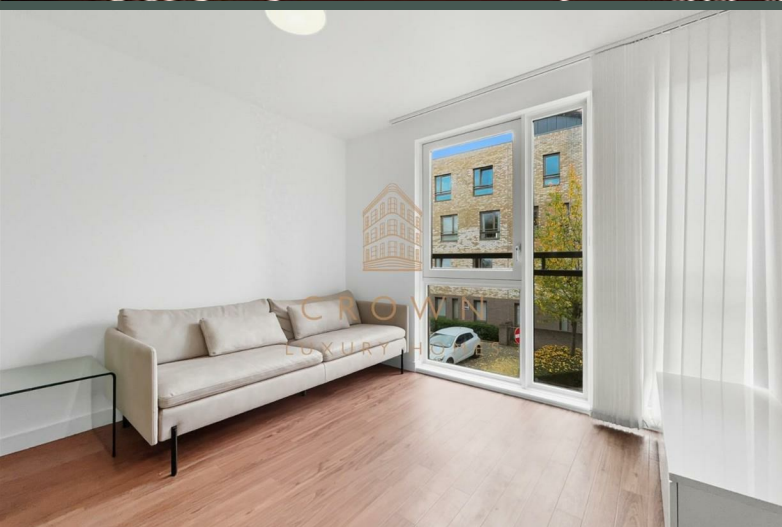


Available in November | Fully Furnished | Concierge | Gym | Private Balcony | Parking Available | Good Transport Links | Quiet Neighbourhood | WeChat: CLH-Consultant.



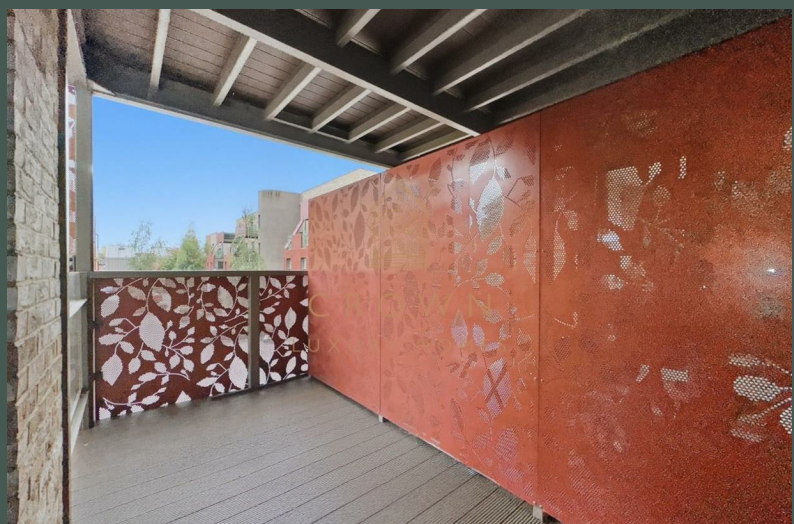
CROWN
LUXURY HOMES

lettings@crownluxuryhomes.com
+44 2035 143482



- Daytime Concierge
- Residents' Terrace
- Close to Canada Water Station
- Private Balcony

- Residents' Gym
- Bicycle Storage
- Great Transport Links
- Allocated Parking



The Property

A bright, stylish property, extremely well-situated in a welcoming, community-led part of the capital.

This superbly crafted apartment has a good-sized living and dining area, with wood flooring and high-windows, plus direct access to an amazing balcony. Overlooking serene landscaped gardens, this is somewhere to pause, reflect and really make the most of that all important leisure-time. Meanwhile, back inside, the fully-fitted kitchen has modern, integrated appliances and plenty of room, making it highly functional and a pleasure to use, no matter what's on the menu.

Both bedrooms are bright and spacious, with excellent fixtures and plenty of storage. Also benefiting from expansive windows, there's access to either an en-suite or the main bathroom, offering complete privacy. Each bathroom is finished to an extremely high-spec, with a tub, walk-in shower and an abundance of natural light.

For us, though, what makes this property really stand out is the overall attention to detail. The design is wholly sophisticated, yet also warm and relaxed enough it feels like a real home. There's underfloor heating throughout, ensuring you'll be comfortable all year round, plus a utility room, there to make life just that little bit easier.

Surrey Quays

Surrey Quays, located next to Southwark Park in Rotherhithe, is a much-loved part of London celebrated for its green spaces, cycle paths, and quiet, pedestrian-friendly streets. The area is home to a wide selection of excellent restaurants, bars, and pubs, offering a relaxed, easy-going atmosphere that belies its close proximity to Central London — so much so that many locals consider it one of the capital's best-kept secrets. Excellent transport links from Canada Water, Rotherhithe, and Surrey Quays stations ensure fast and efficient travel across the city and beyond, making this a location that perfectly combines tranquillity, lifestyle, and connectivity.

Additional Information

Heating/Hot Water Provider: E-ON Next (Fees and charges may apply; please refer to the supplier for more information)

Council: Southwark, Band E

Holding Deposit: Equivalent to 1 Weeks' Rent

Security Deposit: Equivalent to 5 Weeks' Rent

Local Council: Southwark
Council Tax Band: E

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

