



Hornbeam House

22 Quebec Way, SE16

Asking Price £685,000

Spacious two-bedroom, two-bathroom apartment offering 870 sq ft of accommodation, a private balcony overlooking Russia Dock Woodland, allocated parking, and excellent transport links via Canada Water.

CHESTERTONS



Hornbeam House

22 Quebec Way, SE16

- Two double bedrooms
- Two bathrooms (one en-suite)
- Approx. 870 sq ft / 80.82 sq m
- Private balcony overlooking Russia Dock Woodland
- Spacious open-plan reception/kitchen
- Allocated parking space
- Walk-in wardrobe and excellent storage
- Maple Quays development
- Moments from Canada Water Station



A beautifully presented and exceptionally bright two-bedroom, two-bathroom apartment extending to approximately 870 sq ft (80.82 sq m), set within the sought-after Maple Quays development on the edge of Russia Dock Woodland.

The property offers a spacious open-plan reception room and contemporary kitchen measuring over 22ft in length, with floor-to-ceiling windows that flood the space with natural light and provide delightful leafy views across the Woodland. The reception area opens directly onto a generous private balcony, creating an ideal space for outdoor dining and entertaining while enjoying the peaceful green outlook. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, while the second double bedroom is well-proportioned and served by a modern family bathroom. Further benefits include ample storage, a walk-in wardrobe, secure entry system and an allocated parking space.

Hornbeam House forms part of the popular Maple Quays development, ideally positioned moments from Canada Water Station (Jubilee Line, London Underground) providing swift access to Canary Wharf, the City and the West End. Residents enjoy the convenience of nearby Surrey Quays Shopping Centre, a variety of cafés and restaurants.

Tenure: Leasehold 115 years 9 months

Service Charge: £3938 pa

Ground Rent: £350 pa

Local Authority: Southwark

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Surrey Quays Sales

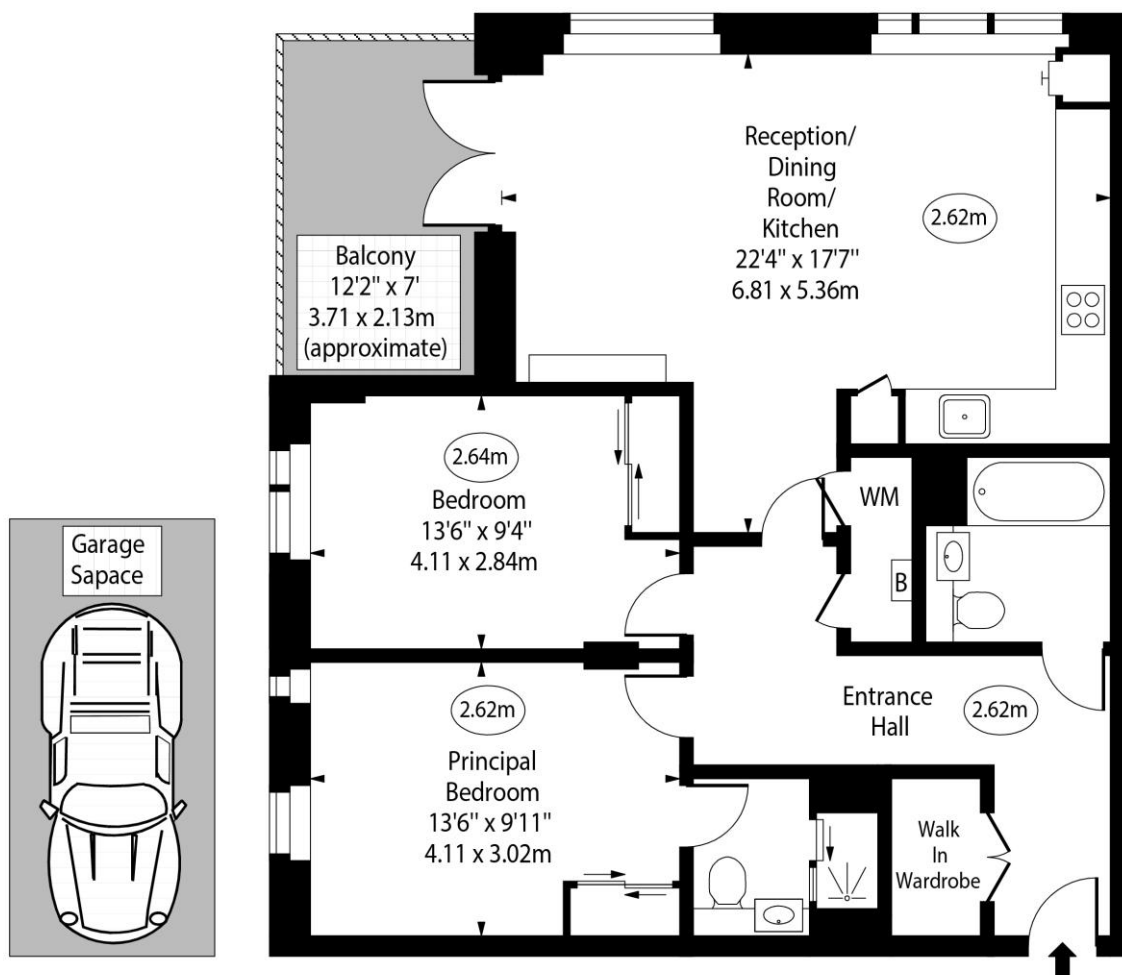
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Hornbeam House, Quebec Way, SE16



○ - Ceiling Height



Lower Ground Floor

First Floor

Approx Gross Internal Area 870 Sq Ft - 80.82 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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