



**11.5 Montreal House Surrey Quays Road, London, SE16  
7AQ**

 2  2  1  B

  
**DISTRICTS**



A beautifully presented two bedroom, two-bathroom apartment in Montreal House, part of the sought after Maple Quays development in Canada Water. Offering 74sqm (801sqft) of bright and well designed living space, this home sits within the landmark £4 billion Canada Water Regeneration Masterplan—placing you at the centre of one of London's most dynamic growth areas.

The apartment features a generous open plan living and kitchen area with floor to ceiling windows, creating a naturally bright and inviting space. The master bedroom is well sized with fitted wardrobes and access to a sleek en-suite bathroom. Followed by a second bedroom ample sized bedroom benefitting from direct access to the South-West facing balcony. Additional built in storage add to the practicality of the layout. Residents of Maple Quays enjoy an impressive range of facilities, including a 24 hour concierge, residents only gym, access to private resident gardens, and secure cycle storage.

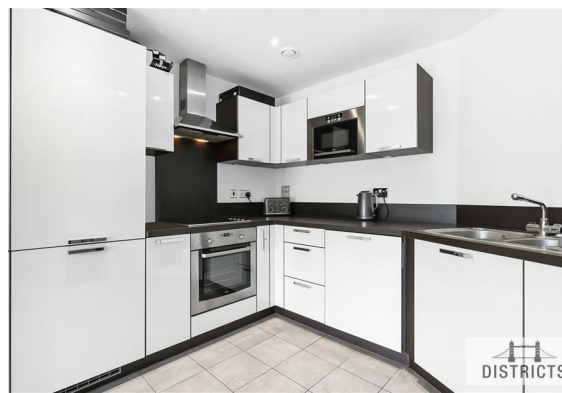
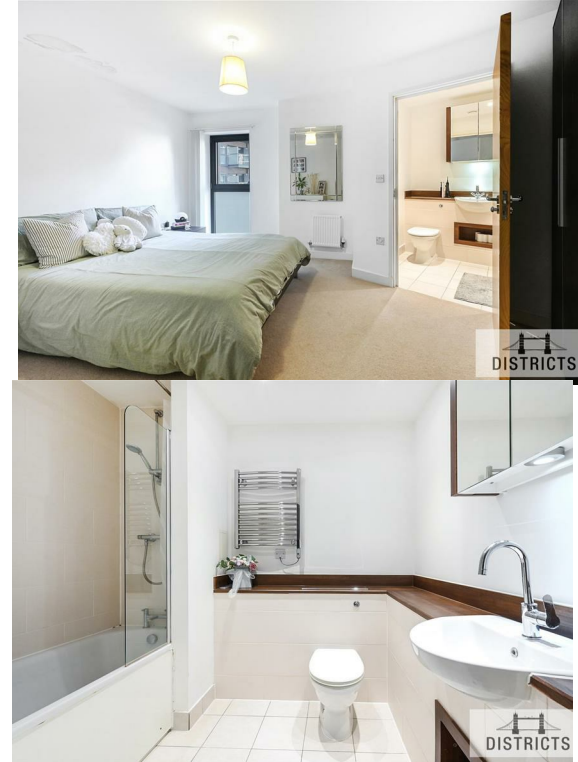
The development sits directly opposite Canada Water Station, giving instant access to the Jubilee Line and Overground/Windrush Line, making travel across London quick and effortless. Local cafés, restaurants, green spaces, and waterside paths are all within easy reach, adding to the appeal of this vibrant neighbourhood.

Offered chain free, this is an excellent opportunity for buyers seeking convenience, modern living, and strong potential for future capital growth.

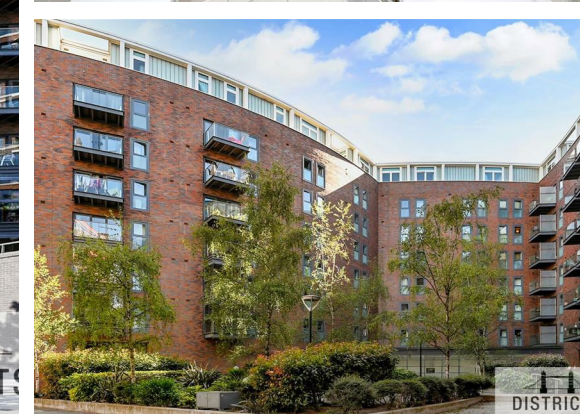
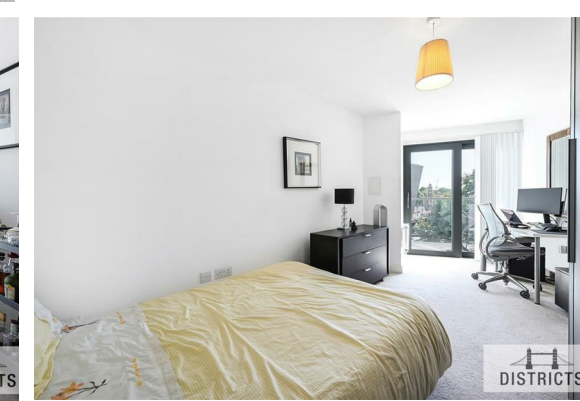
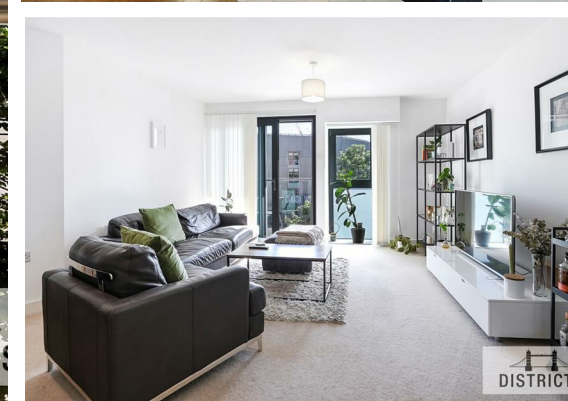
Leasehold: 108 years  
 Ground rent amount: Approx £404.00pa  
 Review period: Ask agent  
 Service charge amount: Approx. £3,627.00pa  
 Review period: Ask Agent  
 Council tax band: E - Southwark

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 Council Website, Planning & Building Control

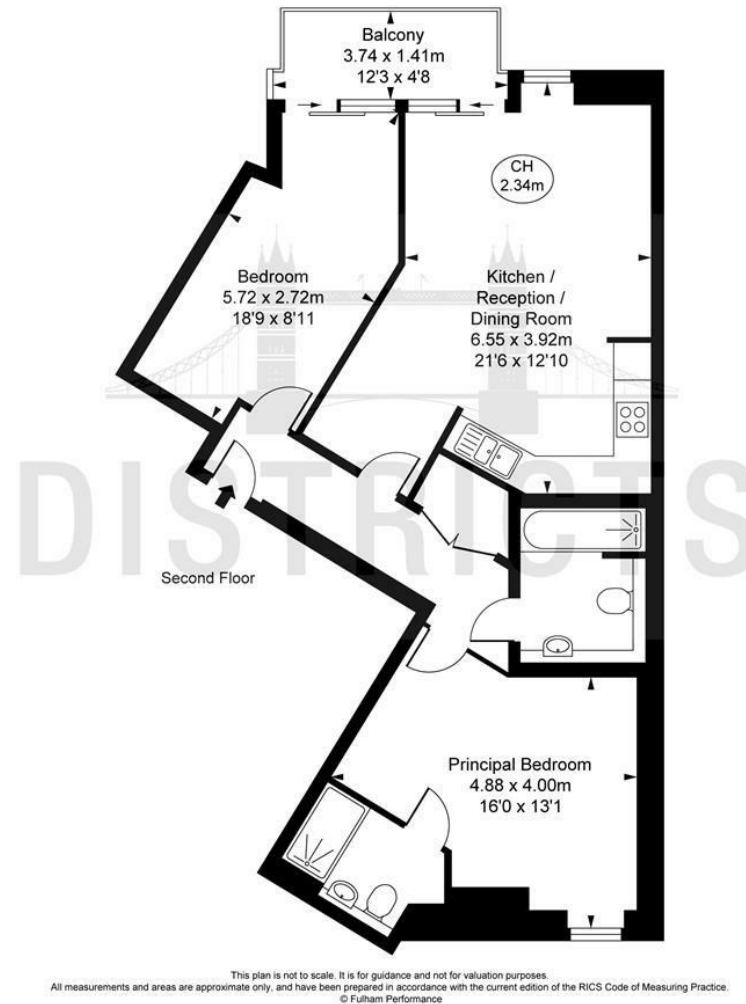









**Montreal House, SE16**  
 Approximate Gross Internal Area  
**74.42 sq m / 801 sq ft**  
 ( CH = Ceiling Heights )



| Energy Efficiency Rating                    |           |  |
|---|-----------|--|
|   | Current   | Potential  |
| Very energy efficient - lower running costs |           |  |
| (92 plus) <b>A</b>                          |           |  |
| (81-91) <b>B</b>                            | <b>84</b> | <b>84</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<br>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.