



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



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

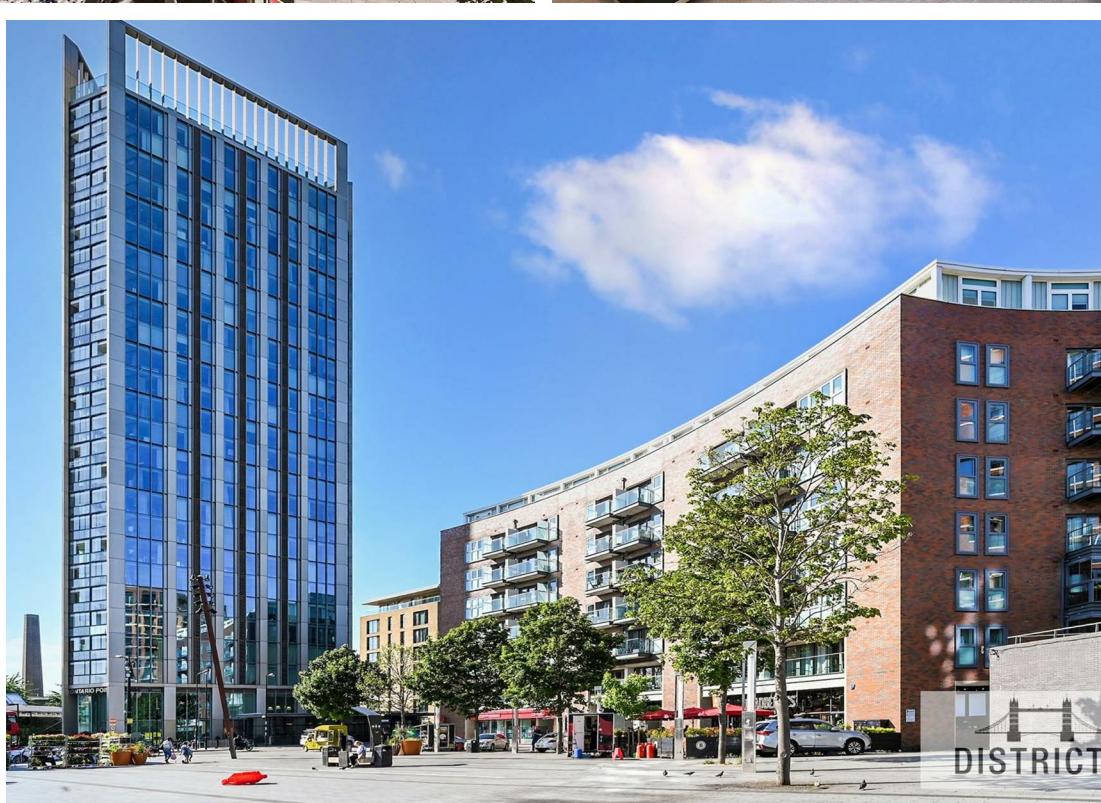
Council tax band: E - Southwark

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

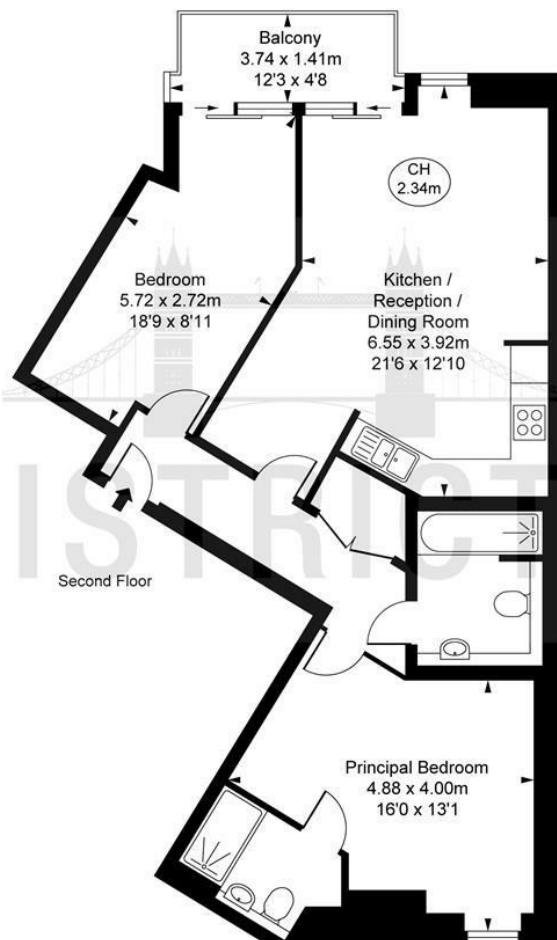
To check planning permission please visit Southwark Council Website, Planning & Building Control





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) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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