



Fairmont House, Albatross Way, Rotherhithe, SE16

Asking Price: £450,000

 Benham
& Reeves

Fairmont House, Albatross Way, Rotherhithe, SE16

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Situated on the ground floor of a contemporary purpose built block, this generously sized one bedroom apartment boasts an expansive 515 square feet (approximately) of living space.

The apartment comprises a reception area with direct access to a sizable balcony, seamlessly blending indoor and outdoor spaces. The kitchen is fitted with high-end appliances and is designed to meet the most discerning culinary needs. The bedroom exudes comfort and style, complete with a built-in wardrobe for storage and access to the large balcony. The bathroom features a modern aesthetic, adding to the overall sophistication of the home.

All Maple Quays residents benefit from a 24-hour concierge service and security as well as a fully equipped gymnasium.

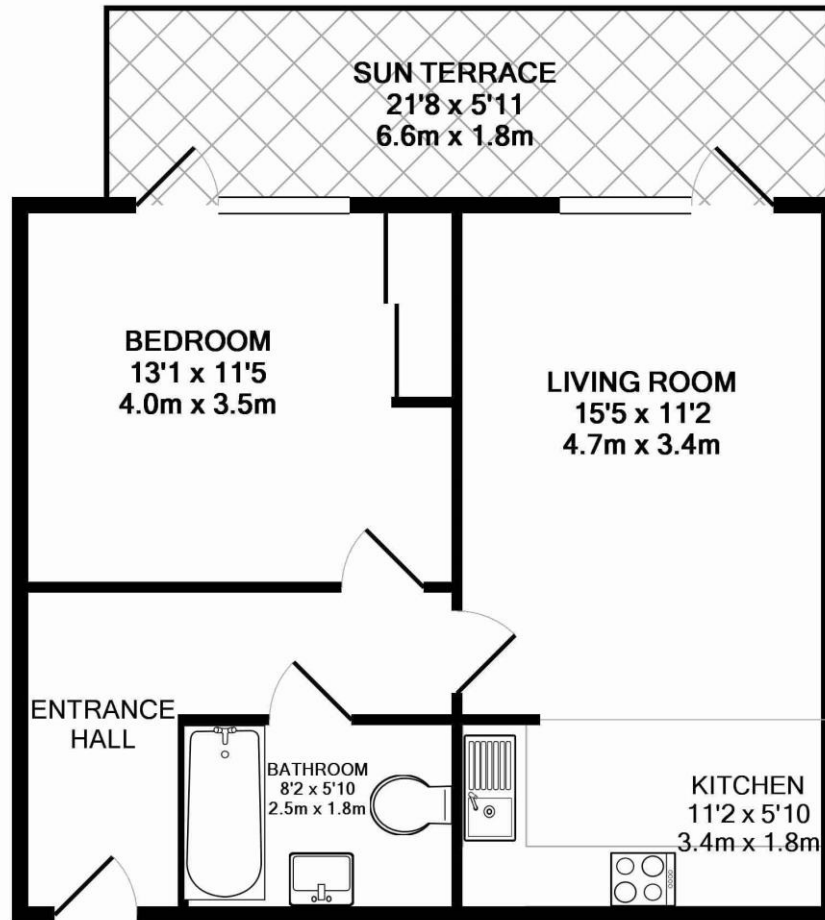
Canada Water is on the Jubilee line (direct links to Stratford and Central London) and also the Overground service which offers links throughout London. In addition, there is a bus station which offers bus connections (both day and night) to Central London and many different locations throughout the capital.

For those of you who want to enjoy the scenery London has to offer, you can take a quick stroll to the River Thames, and from there take the Thames Clipper riverboat service which stops at many very convenient destinations (including Greenwich, Canary Wharf, London Bridge and the Embankment).

Property Features:

- One Bedroom
- One Bathroom
- Ground Floor
- 515 Square Feet (Approx.)
- Concierge & Gym
- Communal Gardens
- Canada Water Station (0.1 miles)
- Rotherhithe Station (0.2 miles)
- Wapping Station (0.5 miles)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 515 SQ.FT. (47.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£450,000
Tenure:	Leasehold Expires 24/03/2135 Approximately 110 Years Remaining
Ground Rent:	£398.00 (per annum) to Jan 2025
Service Charge:	£2,386.41 (per annum) to Jan 2025
Anticipated Rent:	£2,000.00 pcm Approx. 5.3 % Yield

Viewings:

All viewings are by appointment only through our Surrey Quays Office.

Our reference: KEN240229

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