



## Fairmont House, Needleman Street, Rotherhithe, SE16

Asking Price: £455,000

 Benham  
& Reeves



# Fairmont House, Needleman Street, Rotherhithe, SE16

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A spacious one bedroom apartment located in Fairmont House, Maple Quays development. Situated on the 6th floor and spanning approximately 498 square feet, this fabulous apartment comprises an open-plan living room with a modern kitchen featuring integrated appliances, a well-proportioned double bedroom, a modern 3-piece family bathroom, and a private balcony. Additional benefits include wooden flooring in the living room. The flat also benefits from extra storage.

Residents of the Maple Quays development are served by a host of amenities, including a residents' gym and concierge, and are positioned within walking distance of Canada Water underground station, Sainsbury's Local, and the Surrey Quays shopping centre.



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## Property Features:

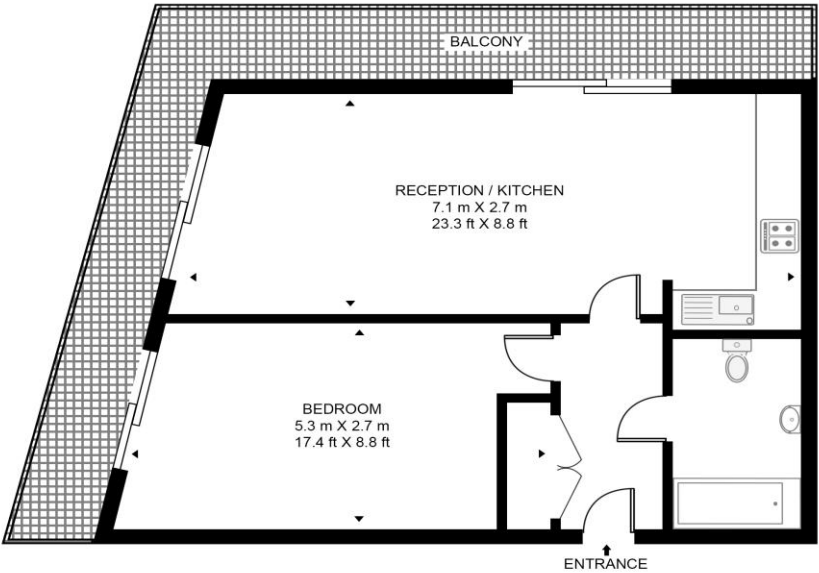
- No Ground Rent Applicable
- Chain Free
- One Bedroom
- One Bathroom
- 6th Floor
- 498 Square Feet (Approx.)
- Wrap-Around Balcony
- City View
- Residents' Gym and 24-Hour Concierge
- Canada Water Underground Station (0.3 miles)




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FAIRMONT HOUSE, ALBATROSS WAY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 498 SQ.FT (46.3 SQ.M)



SIXTH FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(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 	

This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.  
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## Terms & Conditions:

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

Asking Price:	£455,000
Tenure:	Leasehold Expires 01/01/3012 Approximately 986 Years Remaining
Ground Rent:	Nil
Service Charge:	£2,200.00 (per annum) for the year 2025
Anticipated Rent:	£2,200.00 pcm Approx. 5.8% Yield

## Viewings:

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

Our reference: KEN230085

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E: [surreyquays.sales@benhams.com](mailto:surreyquays.sales@benhams.com)

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