



# Claremont House, Quebec Way, Rotherhithe, SE16

Asking Price: £485,000

 Benham  
& Reeves



# Claremont House, Quebec Way, Rotherhithe, SE16

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Situated on the fourth floor of a contemporary purpose-built block, is this generously sized one bedroom apartment, which boasts approximately 581 square feet of living space. Nestled within Canada Water's picturesque London Square development, it offers captivating views of landscaped gardens. The reception area grants access to a sizable south-west facing 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 ample storage. The bathroom features a modern aesthetic, adding to the overall sophistication of the home.

Residents will benefit from a communal landscaped courtyard, concierge service and excellent transport links with Canada Water station located just a short walk away.

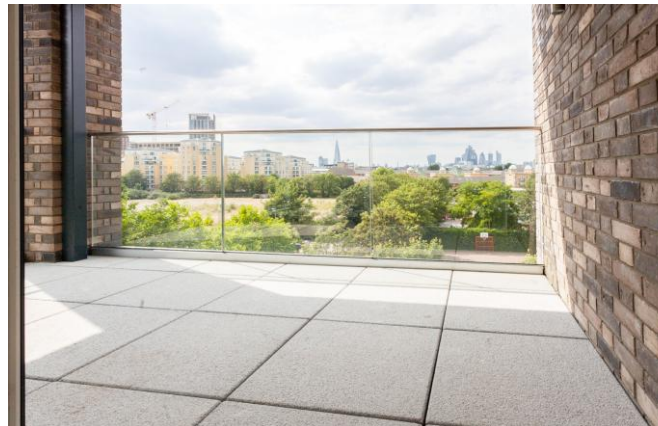
Canada Water is currently entering the second phase of regeneration. The area is set to benefit from more shops, public areas, new homes and leisure spaces.

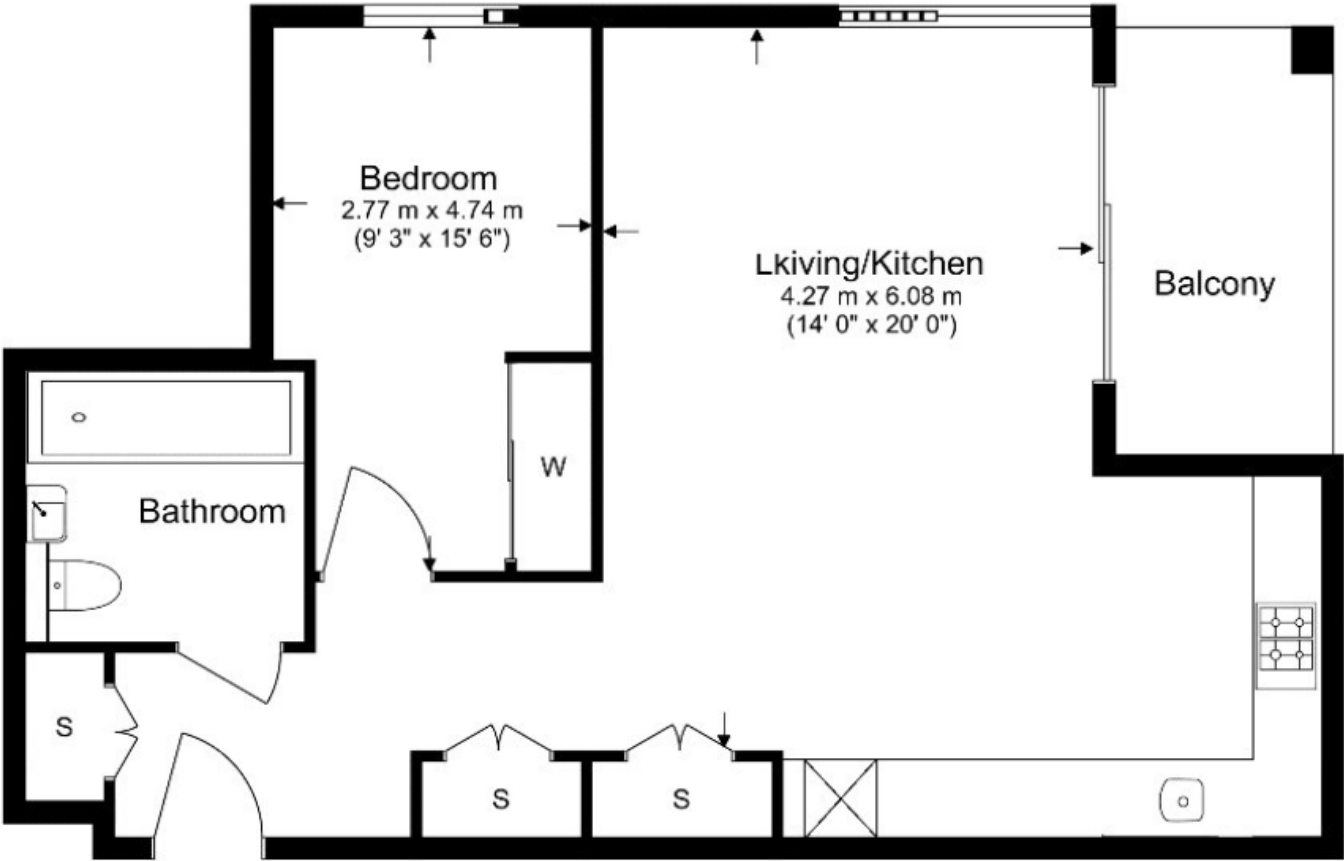




## Property Features:

- One Bedroom
- One Bathroom
- 4th Floor
- 581 Square Feet (Approx.)
- Balcony
- Porter & Communal Gardens
- Canada Water station (0.4 Miles)
- Rotherhithe & Surrey Quays station (0.5 Miles)





| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         |           |
| (81-91) B                                   | 82                      | 82        |
| (69-80) C                                   |                         |           |
| (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 |           |

## Terms & Conditions:

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

|                   |  |
|-------------------|--|
| Asking Price:     | £485,000   |
| Tenure:           | Leasehold<br>Expires 31/12/3014<br>Approximately 989 Years Remaining |
| Ground Rent:      | £400.00 (per annum)<br>for the year 2025                             |
| Service Charge:   | £3,617.90 (per annum)<br>for the year 2025                           |
| Anticipated Rent: | £2,350.00 pcm<br>Approx. 5.8 % Yield                                 |

## Viewings:

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

Our reference: KEN250098

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