

Sequoia House, Quebec Way, Rotherhithe, SE16

Asking Price: £425,000

Benham & Reeves

Sequoia House, Quebec 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 720 square feet (approximately) of living space. Nestled within the picturesque London Square development of Canada Water, it offers captivating views of landscaped gardens. The reception area provides access to a large terrace, 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 home's overall sophistication.

Residents will benefit from a communal landscaped courtyard 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.







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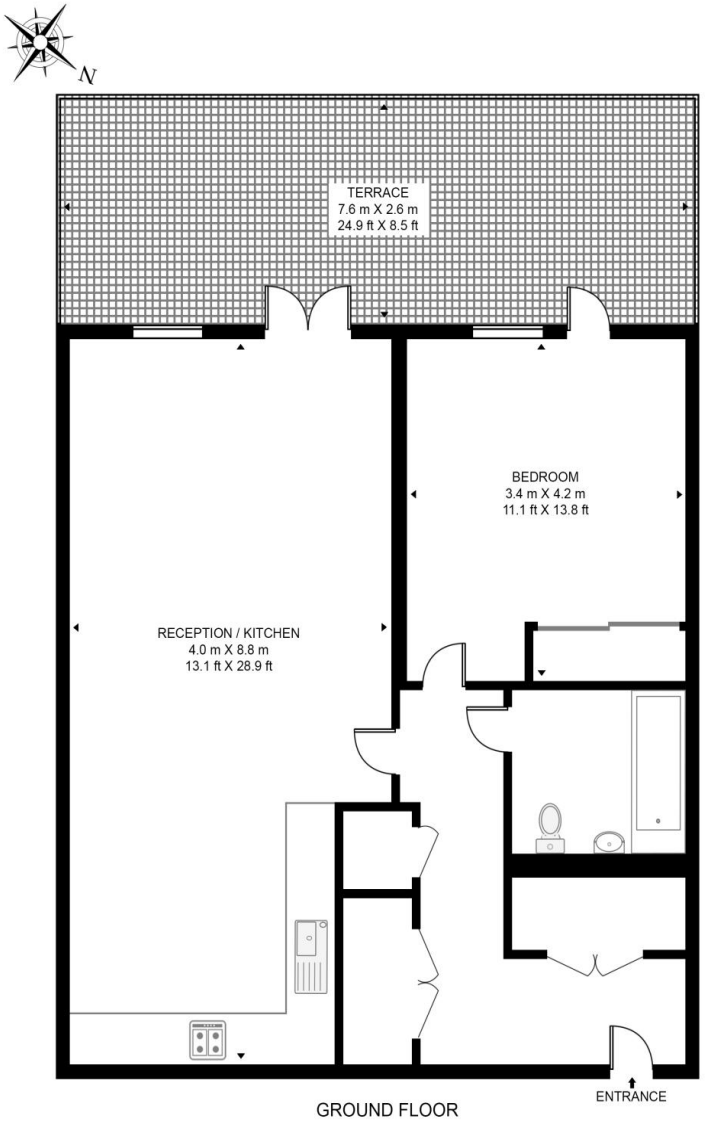
Property Features:

- One Bedroom
- One Bathroom
- Ground Floor
- 720 Square Feet (Approx.)
- South-West Facing Balcony
- Communal Gardens
- Canada Water Station (0.4 miles)
- Rotherhithe & Surrey Quays Station (0.5 miles)

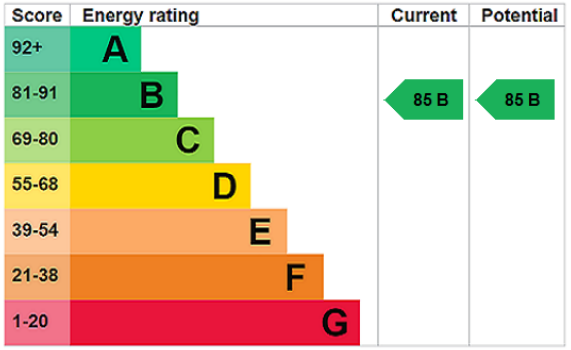
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SEQOUIA HOUSE, QUEBEC WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA 720 SQ.FT (66.9 SQ.M)



GROUND FLOOR



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:	£425,000
Tenure:	Leasehold Expires 25/02/2267 Approximately 240 Years Remaining
Ground Rent:	Peppercorn
Service Charge:	£2,218.25 (per annum) for the year 2026
Anticipated Rent:	£2,000.00 pcm Approx. 5.6% Yield

Viewings:

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

Our reference: KEN260195

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