



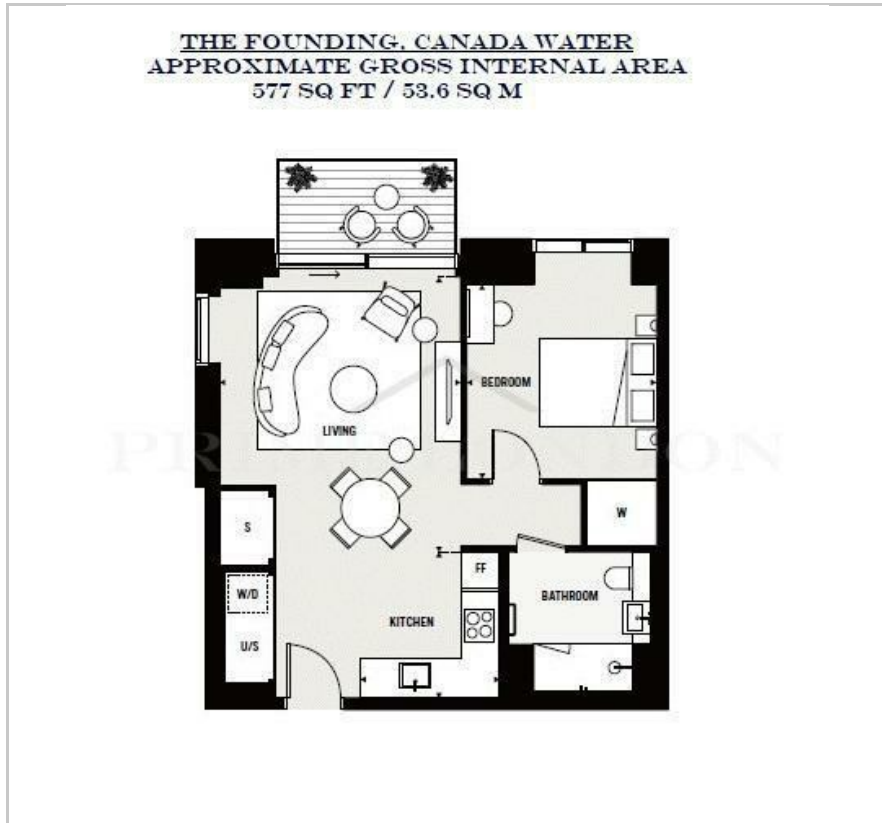
The Founding

Canada Water, SE16 2XU

Asking Price £820,000



Floor Plan



Area Map



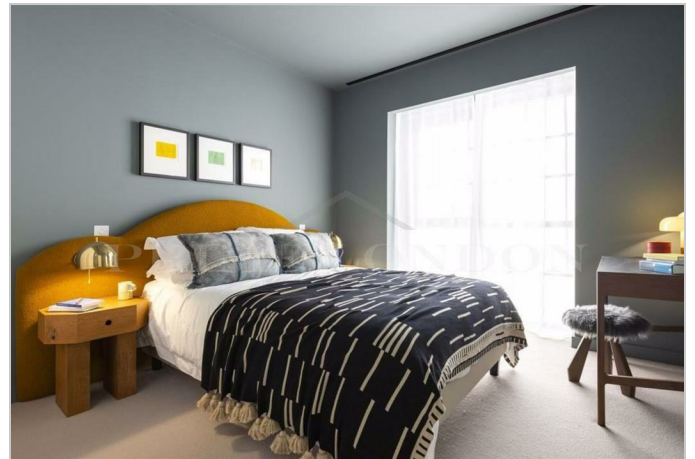
Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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	

Viewing

Please contact our on 0207 928 6663 if you wish to arrange a viewing appointment for this property or require further information.

- Brand new one bedroom ▪ 577 sq ft (53.6 sqm) apartment
- Chain free and EWS1 ▪ Panoramic views across London
- Roof terraces, workspaces ▪ Completing Autumn 2024 and residents lounge



This brand new luxury one bedroom one bathroom apartment, benefitting from a private balcony with interiors designed by Conran & Partners, is available in The Founding, Canada Water for chain free sale through Prime London. Parking is also available through separate negotiation.

The property is finished to a high specification including an Italian designed kitchen, fully fitted with Siemens and Samsung appliances, European oak engineered timber flooring, underfloor heating and whole house ventilation throughout.

At Canada Water, British Land will deliver a vibrant London district, including 3,000 new net zero homes, 1 million square feet of shops and restaurants, a brand new leisure centre, up to 2 million sqft of workspace, alongside 12 acres of new public spaces including a 3.5-acre park, a new Town Square, the first new high street in London in many years, and 16 new streets.

The Founding, directly adjacent to Canada Water tube station, presents the first opportunity to be a part of this significant transformation. 186 apartments with interiors designed by Conran & Partners, this flagship building rises 35 storeys with stunning views across the City of London. Located minutes from London Bridge, the West End, and Canary Wharf via the Jubilee Line, and Shoreditch and The City via the Overground.

Images and location plan are for illustrative purposes only, and are intended as an approximate guide



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.