

NORDIC
SQ. **ALBION STREET**
CANADA WATER

CONTEMPORARY 2 & 3 BEDROOM APARTMENTS
AVAILABLE THROUGH SHARED OWNERSHIP



Computer generated illustration indicative only

INSPIRED BY HISTORY CREATED FOR TODAY

Inspired by Rotherhithe's long standing associations with Scandinavia, born out of centuries of timber importation, Nordic Square brings the opportunity to enjoy stylish living in one of our fabulous 2 and 3 bedroom apartments, ideally placed for the dynamic attractions of Canada Water and its outstanding transport links.

Reflecting the Scandinavian principles of functionality and connection to the natural world, interiors are thoughtfully planned, with each apartment also benefiting from its own private balcony.



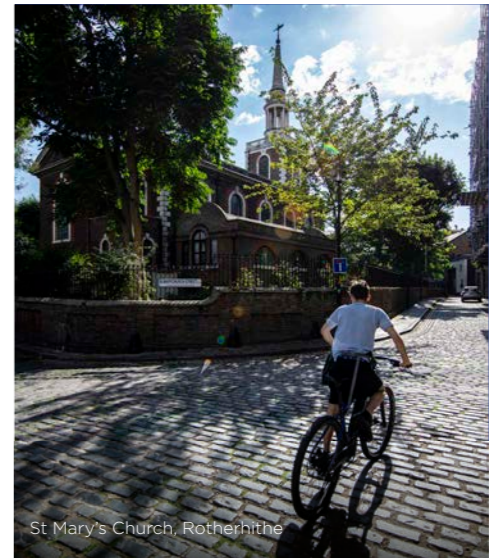
CANADA WATER HAS IT ALL

Constantly evolving and promising an ever more exciting future, Canada Water has become a vibrant destination for a lifestyle that's as fulfilling as it is varied. Catering for those who live, work and socialise here, restaurants, bars, retail spaces, outdoor markets, coffee shops and cultural attractions all vie for your attention – this is one place where you'll never be short of anything to fill your time.





Southwark Park, Rotherhithe



St Mary's Church, Rotherhithe



The Mayflower Pub, Rotherhithe

RELAX AND RECHARGE

You don't have to leave the city to find tranquil spaces. A key element in Canada Water's appeal lies in its green parks, calming waterways and the Thames riverside promenades, contributing to a healthy, balanced lifestyle in this attractive urban environment.



Albion Channel

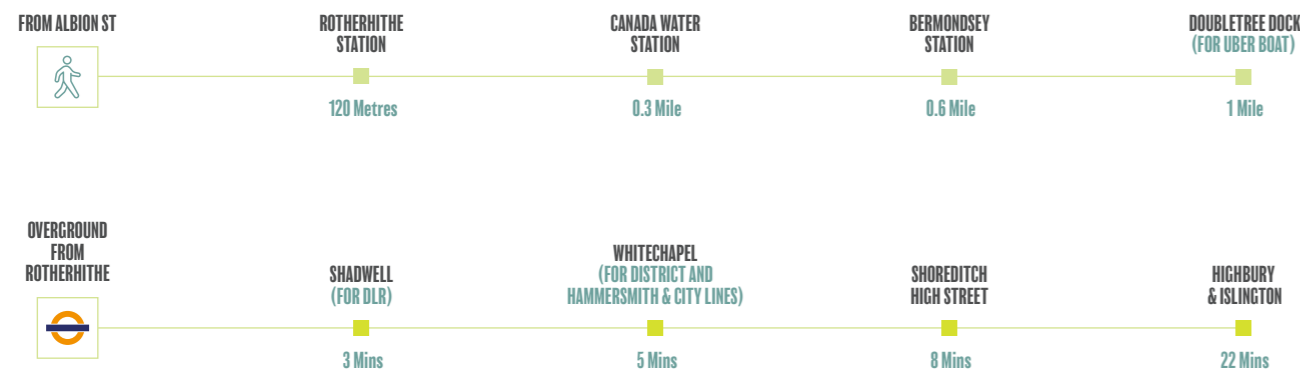
CONNECTED LIVING

From Nordic Square you'll have easy access to a range of travel options. Rotherhithe station, with Overground services to Shoreditch, Hoxton and Highbury & Islington, is just 0.1m away, while at Canada Water (0.4m) you can hop on the tube for Jubilee line connections to Canary Wharf, Stratford, London Bridge and the West End.

Bus networks, some offering 24 hour services, provide routes into the centre of town and to outer London.

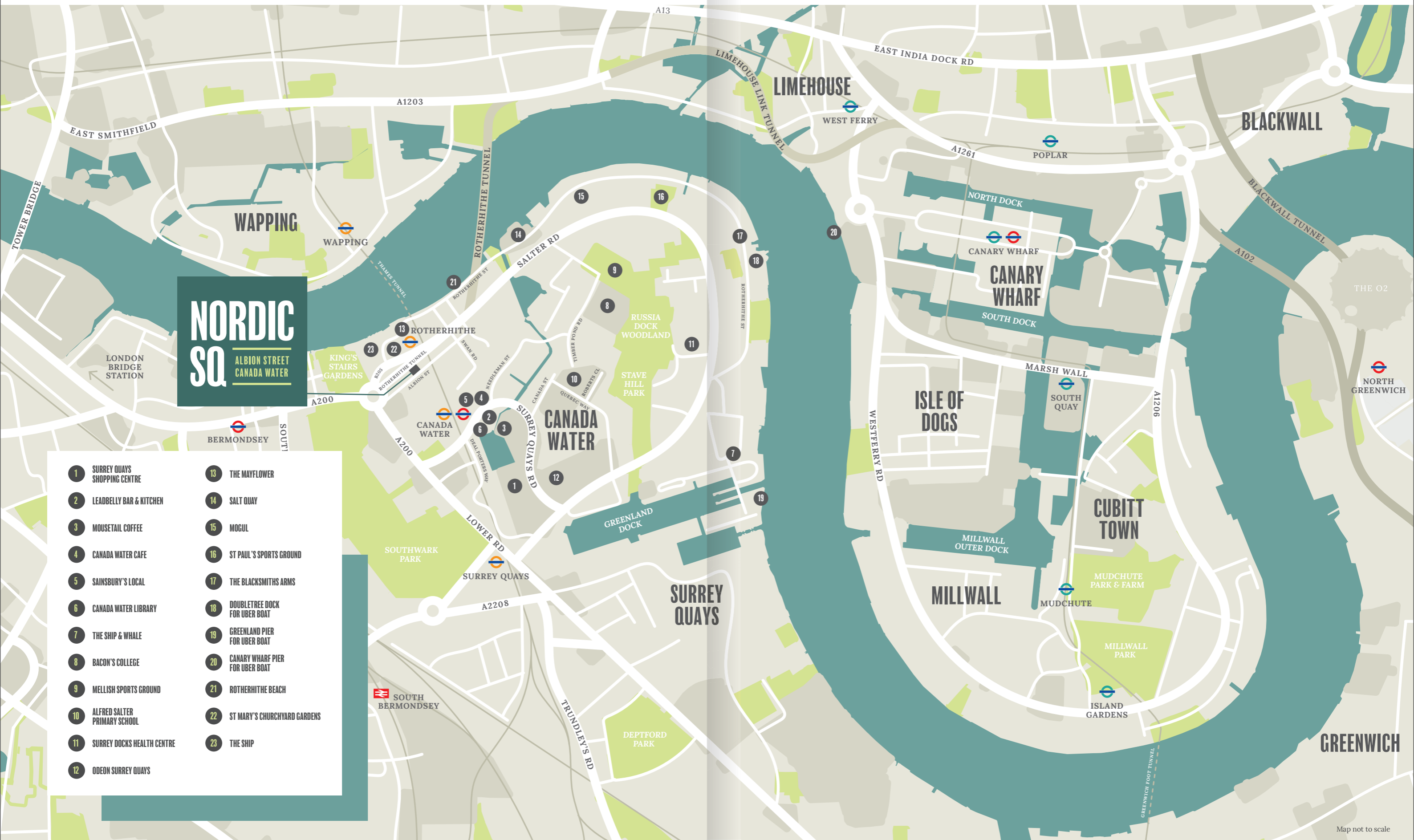
For travel further afield, take the Elizabeth line from Canary Wharf, getting you to Heathrow in as little as 47 minutes. The line also serves the West End and out as far as Reading.

For an alternative commute, Uber Boats operate from Greenland Surrey Quays Pier (1.2m). Services operate as far as Putney in the west and eastwards to Barking Riverside.

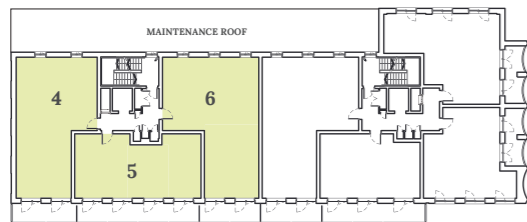
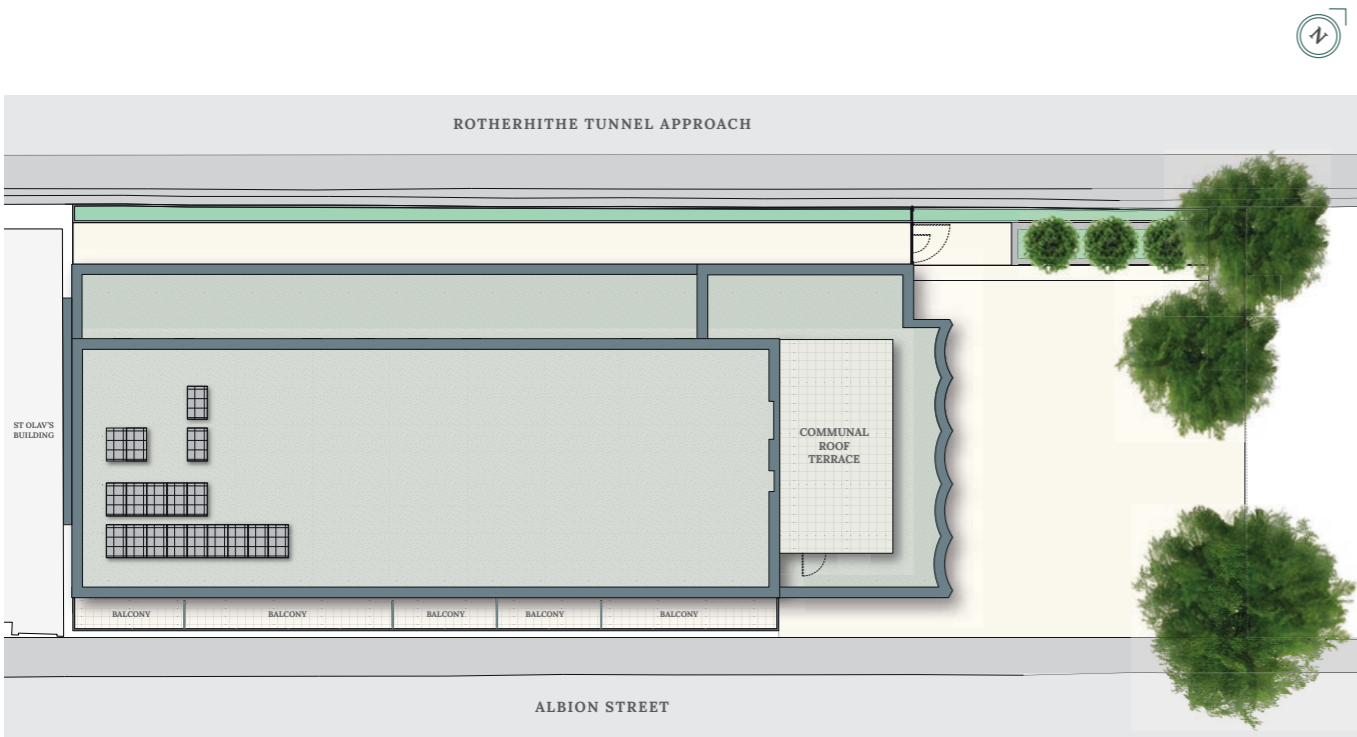


NORDIC SQ.
ALBION STREET
CANADA WATER

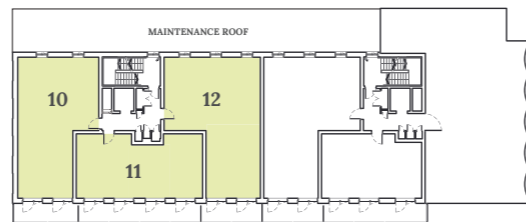
- 1 SURREY QUAYS SHOPPING CENTRE
- 2 LEADBELLY BAR & KITCHEN
- 3 MOUSETAIL COFFEE
- 4 CANADA WATER CAFE
- 5 SAINSBURY'S LOCAL
- 6 CANADA WATER LIBRARY
- 7 THE SHIP & WHALE
- 8 BACON'S COLLEGE
- 9 MELLISH SPORTS GROUND
- 10 ALFRED SALTER PRIMARY SCHOOL
- 11 SURREY DOCKS HEALTH CENTRE
- 12 ODEON SURREY QUAYS
- 13 THE MAYFLOWER
- 14 SALT QUAY
- 15 MOGUL
- 16 ST PAUL'S SPORTS GROUND
- 17 THE BLACKSMITHS ARMS
- 18 DOUBLETREE DOCK FOR UBER BOAT
- 19 GREENLAND PIER FOR UBER BOAT
- 20 CANARY WHARF PIER FOR UBER BOAT
- 21 ROTHERHITHE BEACH
- 22 ST MARY'S CHURCHYARD GARDENS
- 23 THE SHIP



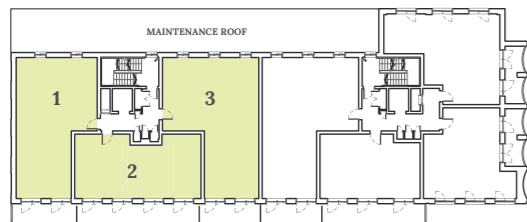
DEVELOPMENT LAYOUT



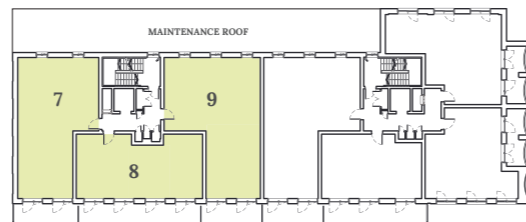
SECOND FLOOR



FOURTH FLOOR



FIRST FLOOR

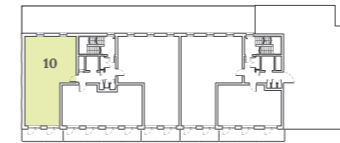


THIRD FLOOR

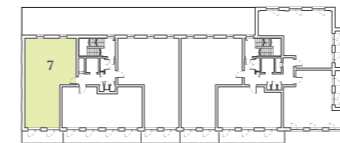
TYPE A

2 BEDROOM APARTMENT

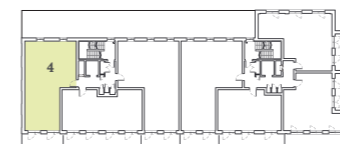
Number 1, 4, 7 & 10



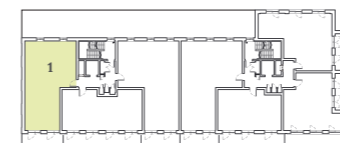
FOURTH FLOOR



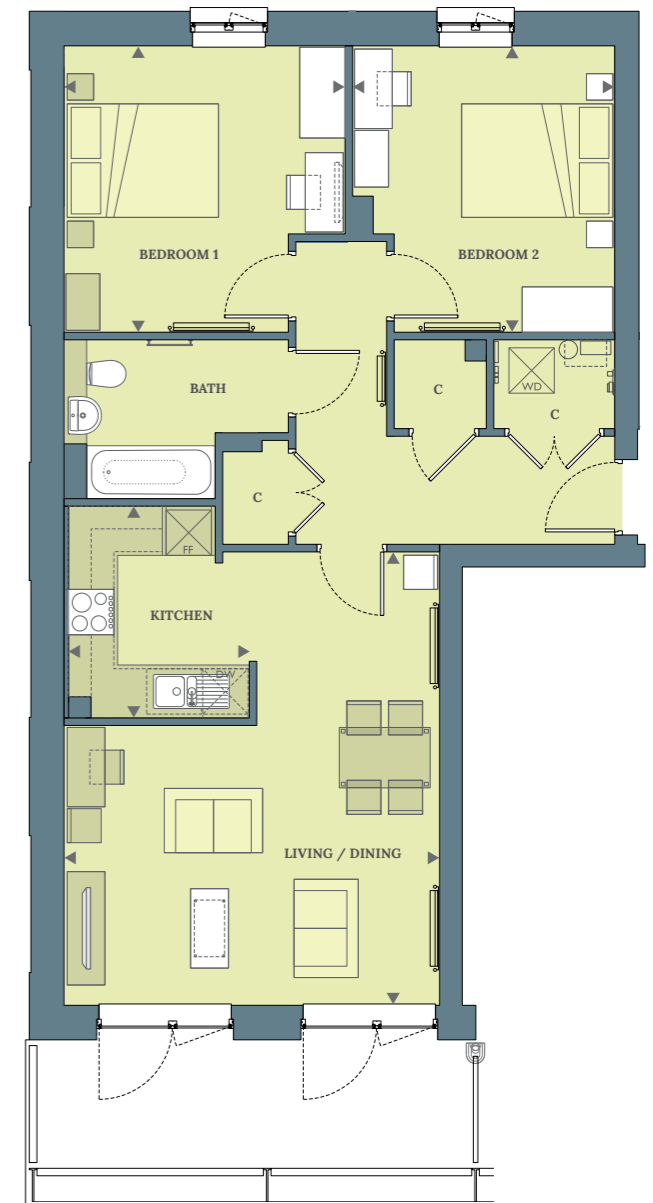
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



Kitchen	2.80m x 2.39m	9'2" x 7'10"
Living / Dining	5.99m x 4.96m	19'8" x 16'3"
Bedroom 1	3.77m x 3.70m	12'4" x 12'2"
Bedroom 2	3.78m x 3.46m	12'5" x 11'4"
Total Area	78.3 m ²	843 ft ²

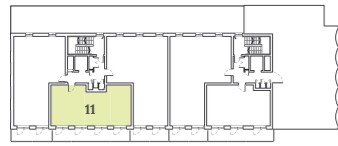
C - CUPBOARD FF - FRIDGE/FREEZER DW - DISHWASHER WD - WASHER/DRYER

The kitchen, furniture layouts and dimension on the following floor plans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

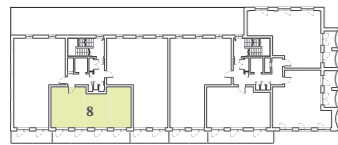
TYPE B

2 BEDROOM APARTMENT

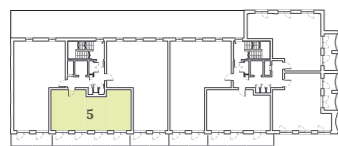
Number 2, 5, 8 & 11



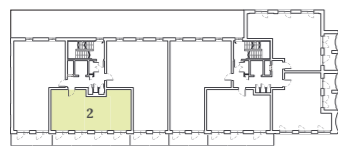
FOURTH FLOOR



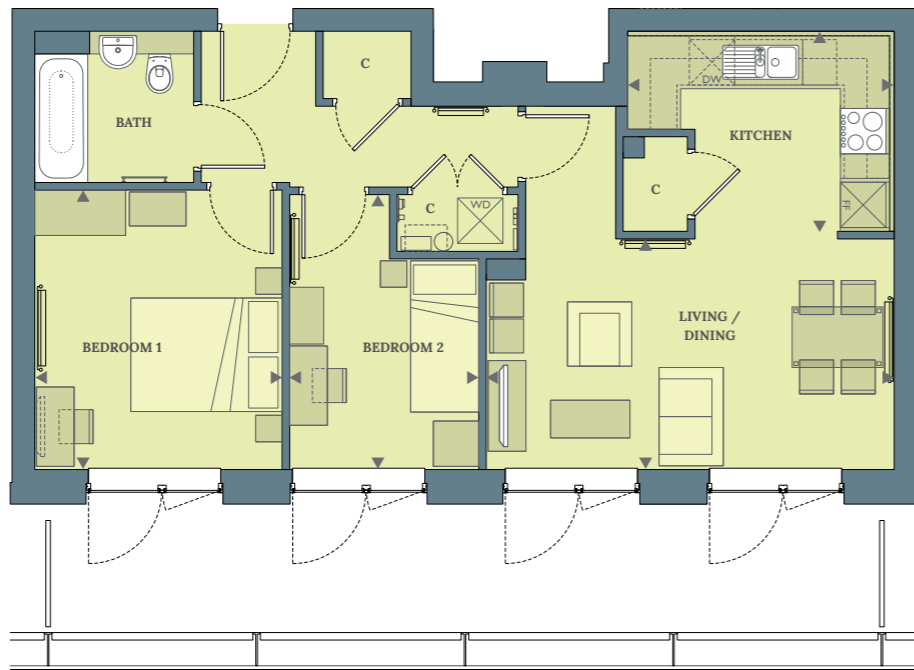
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



Kitchen	3.46m x 2.58m	11'4" x 8'6"
Living / Dining	5.39m x 3.05m	17'8" x 10'0"
Bedroom 1	3.69m x 3.27m	12'1" x 10'9"
Bedroom 2	3.63m x 2.50m	11'11" x 8'2"
Total Area	63.0 m ²	678 ft ²

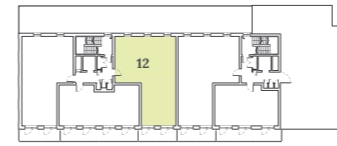
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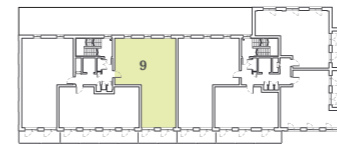
TYPE C

3 BEDROOM APARTMENT

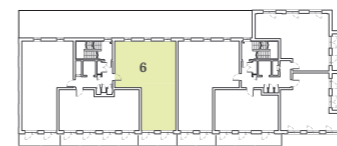
Number 3, 6, 9 & 12



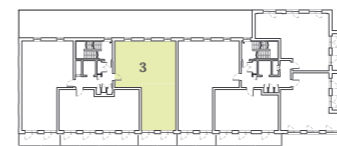
FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



Kitchen	3.70m x 2.60m	12'2" x 8'6"
Living / Dining	4.90m x 3.94m	16'1" x 12'11"
Bedroom 1	4.19m x 2.92m	13'9" x 9'7"
Bedroom 2	3.73m x 3.25m	12'3" x 10'8"
Bedroom 3	3.73m x 2.40m	12'3" x 7'10"
Total Area	87.0 m ²	936 ft ²

C - CUPBOARD FF - FRIDGE/FREEZER DW - DISHWASHER WD - WASHER/DRYER

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OUTSTANDING FEATURES

KITCHEN

- Matt finish handleless kitchen cabinets
- LED strip pelmet lights to underside of wall units
- Striking rectangular undermount steel sink bowl with mixer tap
- Bosch integrated single oven
- Bosch induction hob
- Built-in extractor with light
- Zanussi integrated fridge freezer
- Bosch integrated dishwasher
- Bosch integrated microwave oven
- Silestone worktop

BATHROOM & EN-SUITES

- Contemporary white sanitaryware
- Wall mounted WC
- Neutral floor and wall tiling to bathroom
- Semi-recessed washbasin with thermostatic mixer tap
- Bath with hinged glass shower screen
- Hansgrohe thermostatic shower mixer
- Mirrored wall hung cabinet
- Chrome heated towel rail

ELECTRICAL / LIGHTING

- Sky and Virgin outlet to living room
- Incoming fibre optic provision
- Pendant lights to living spaces
- Downlighters to kitchen and bathroom
- Shaver socket in bathroom cabinet
- Sprinkler system to all homes

HEATING

- White panel radiators to living, dining, hallway and bedrooms

FLOORING

- Engineered timber wood flooring to kitchen, dining and living room
- 80/20 wool mix carpet to bedrooms

GENERAL

- Private balcony to all homes with external wall mounted lights
- Roller blinds to windows
- Zanussi free-standing washer dryer in store cupboard
- Fitted wardrobe to bedroom 1
- No parking spaces are available at this development

BUILDING AMENITIES

- Access to communal roof terrace
- Communal bike stores
- Resident lift to all floors
- Video intercom access
- Hard-wired alarm control for smoke/heat alarms

WARRANTY

- LABC 12-year warranty

ABOUT US

We put residents at the heart of everything we do – and nowhere more so than when we build new homes.

Thoughtful, contemporary designs, sustainable, energy efficient buildings and an abundance of green spaces ensure that we create desirable homes in one of London's most vibrant, diverse and exciting boroughs.

Our commitment to high design standards, executed by our experienced and capable project teams, provide assurance of quality, long-lasting homes that are economical to live in and reflect and enhance the character of our local neighbourhoods. We are proud to be one of the largest local authority homebuilders in the country, and we are proud of each and every one of these homes which are vital foundations of our communities.



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Southwark
Council

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Floor plans represent typical layouts of the design of the apartments. They are not shown to scale. All measurements and areas may vary within a tolerance of 5%. Plot specification, internal and external finishes, dimensions and differences to plots should be checked with the Sales Team before reservation. All content within this document is indicative only. Southwark Council reserves the right to make any changes at any time. Please speak to a member of our Sales Team for up-to-date information when reserving your new home. Information is correct at the time of print.