



Naomi Street, Surrey Quays, SE8 5EX

Well-maintained, sun-drenched apartment situated on the 7th floor of the highly sought-after Greenland Place development. This residence is ideally positioned for both professional commuters and savvy investors.

The apartment features an open-plan kitchen and reception room, framed by floor-to-ceiling windows that flood the space with natural light, a generous double bedroom with clever built-in storage solutions throughout and stylish bathroom.

The apartment benefits from rooftop access as it's located directly adjacent to the beautifully landscaped roof garden, providing an "extended living room" feel for outdoor relaxation. In addition, the development's state-of-the-art gym and 24-hour concierge are located within the same building, meaning you never have to step outside to access them.

Set within a vibrant community, you are steps away from artisan cafes, local delis, independent restaurants, and two major grocery stores. Nature and recreation are equally close, with the Thames Path and South Dock Marina just a short stroll away.

The property is perfectly placed to benefit from the Canada Water Masterplan, ensuring long-term growth and even more world-class amenities in the immediate area

Years remaining on the lease - 985
Annual service charge - £2,201

- Chain Free
- 7th Floor with Lift
- Turn-key condition
- Ample integrated storage
- Roof Garden Access
- 24hr Concierge and Gym in the building
- Short Stroll to the Canada Water Masterplan
- Walking distance to both Canada Water (Jubilee Line) and Surrey Quays (Overground) stations
- Three Grocery Stores, Fitness / Yoga Studios, Independent Cafes and Restaurant, Beauty Salon, on Your Doorstep.
- Ever So Popular Greenland Place

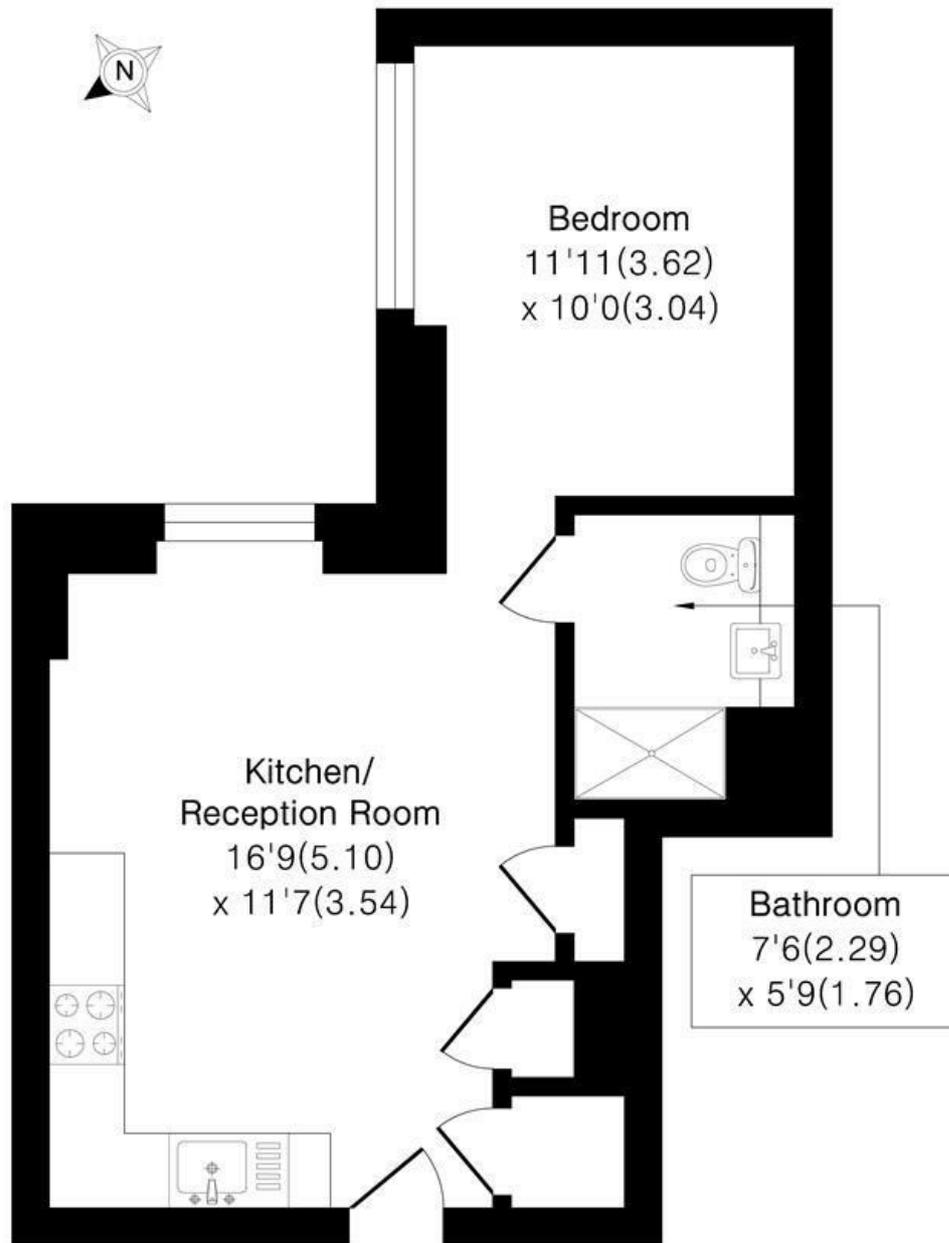
Alex & Matteo
ESTATE AGENTS

Offers in excess of £325,000

Nyland Court, Naomi Street London, SE8 5EX

Approximate Area = 411 sq ft / 38.2 sq m

For identification only - Not To Scale



7th Floor



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Alex & Matteo Estate Agents.



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