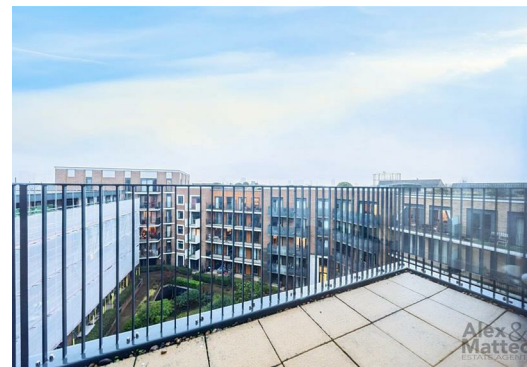




Needleman Street, London, SE16 7AW

A modern and spacious two bedroom, two bathroom penthouse apartment located in ever so popular Canada Water, moments from the underground station and a plethora of local amenities.

The apartment features an open plan kitchen and living room, with plenty of space to dine, two private balconies, a sleek family bathroom, a generous master bedroom ensuite, and a second spacious double bedroom. Additional storage can be found in the entrance hall. Additional benefits include allocated gated car parking space, 24hrs concierge and Gym.

The surrounding area has excellent transport links as well as many local amenities such as cafes, restaurants, shopping centre, supermarket and the greenery of Stave Hill Ecological Park.

Years on Lease - 110
Annual Service Charge - £4345
Annual Ground Rent - £464
Council Tax Band - E

Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- Generous Two Bedroom Penthouse Apartment
- Chain Free
- Allocated Car Parking Space Underground
- Access to Gym
- 24 Hour concierge
- Two Private Balconies / Terrace
- Plenty of Storage
- Two Bathrooms
- Excellent Transport Links

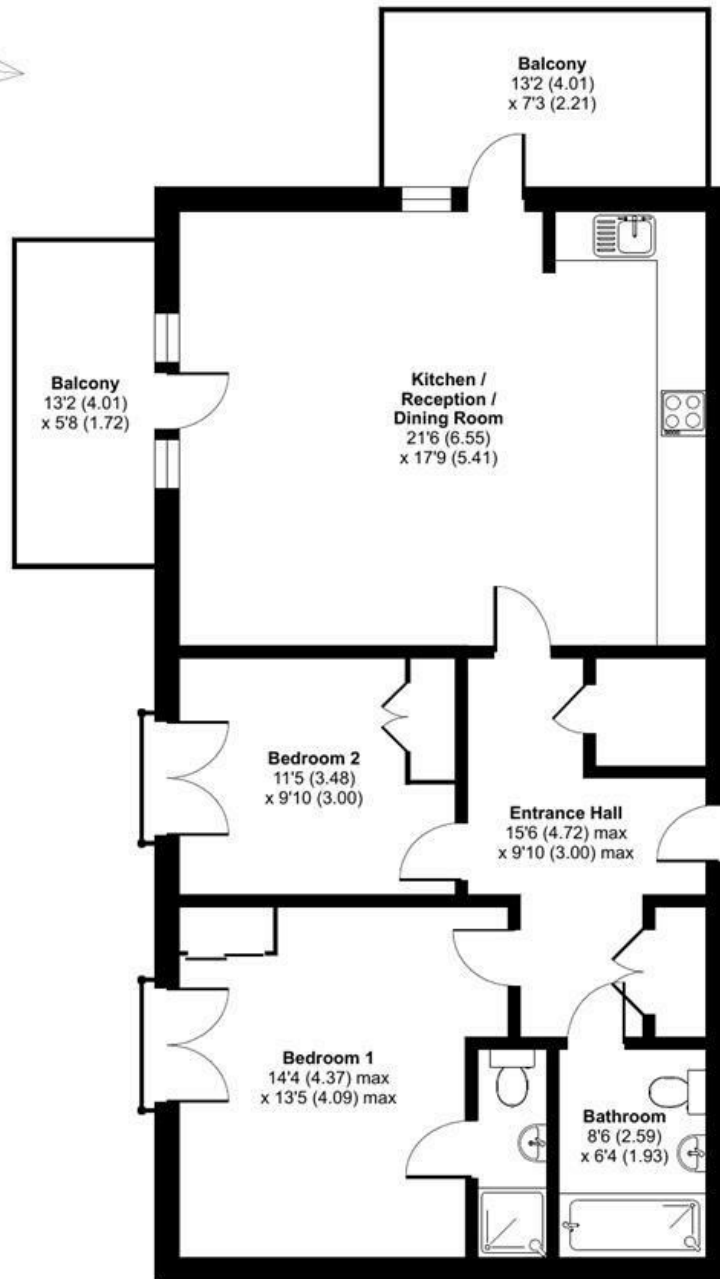
Alex & Matteo
ESTATE AGENTS

Asking price £650,000

Fairmont House, Needleman Street, London, SE16

Approximate Area = 919 sq ft / 85.4 sq m

For identification only - Not to scale



FIFTH FLOOR

Alex & Matteo
ESTATE AGENTS



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Alex & Matteo Estate Agents. REF: 1226159

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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	