



Needleman Street, London, SE16 7AW

A modern and spacious two-bedroom, two-bathroom apartment located in the ever-popular Canada Water area, just moments from the underground station and a wide range of local amenities. The apartment boasts a bright open-plan kitchen and living area, offering ample space for both relaxing and dining, with direct access to a private balcony showcasing impressive views of the city. The property further benefits from a sleek family bathroom, a generously sized master bedroom with ensuite, and a second well-proportioned double bedroom. Additional storage is conveniently located in the entrance hall.

The surrounding area offers excellent transport links and a vibrant selection of amenities, including cafés, restaurants, a shopping centre, supermarkets, and the nearby green spaces of Stave Hill Ecological Park. The property is also ideally situated less than a five-minute walk from Canada Water tube station, making it perfect for commuters.

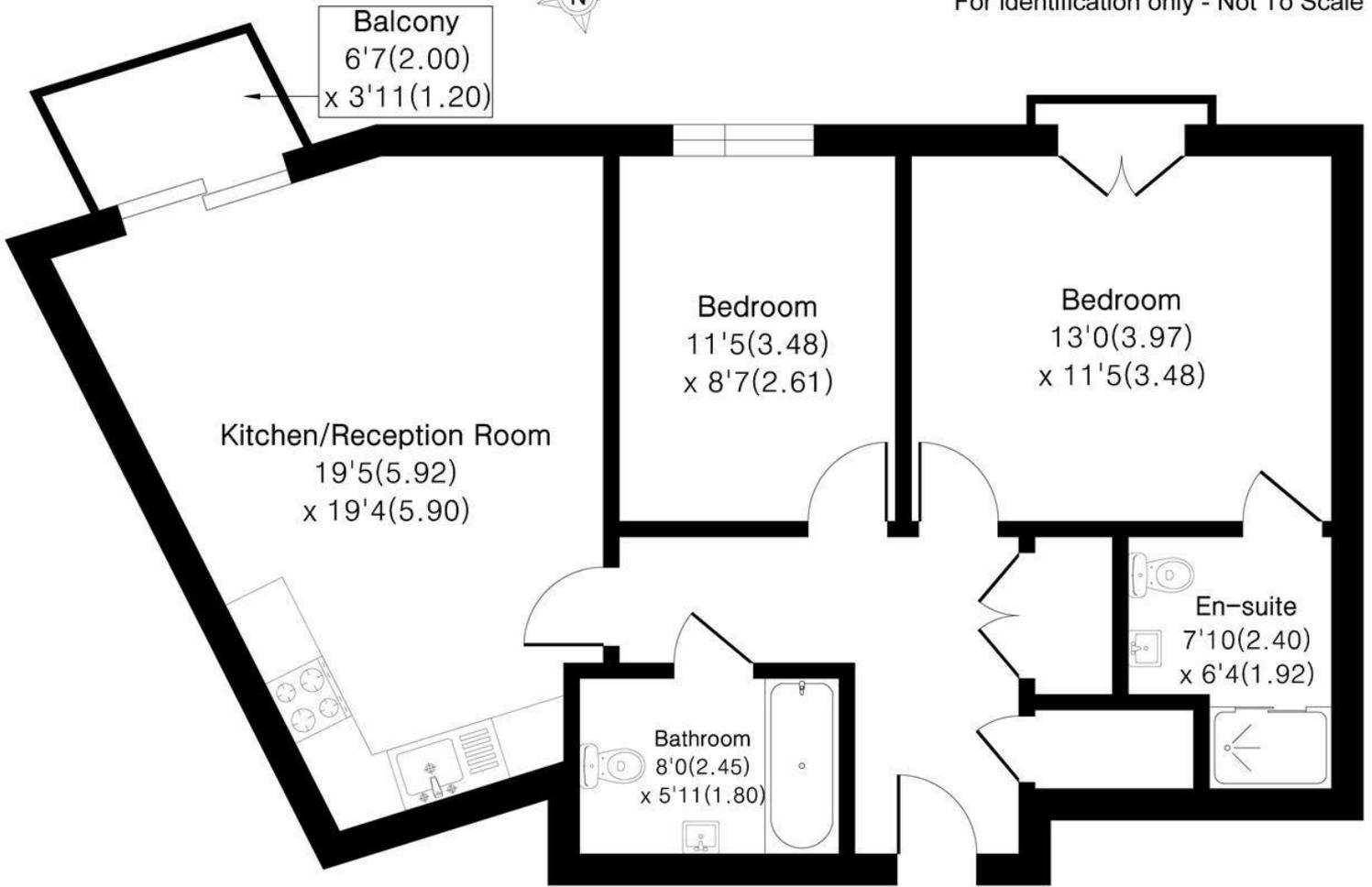
- Modern Two Bedroom apartment
- Furnished
- Excellent Transport Links
- Close to Local Amenities
- Plenty of Storage
- Gym access
- 24 Hour Concierge

£2,500 Per month

Alex & Matteo
ESTATE AGENTS

Fairmont House SE16

Approximate Area = 730 sq ft / 67.8 sq m
For identification only - Not To Scale



Third 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		84	84
(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	