







Grove Street, Surrey Quays, SE8 3PZ

A modern, one bedroom apartment located in a recently built development in Surrey Quays. It is only a short walk away from the two local tube stations (Overground and Jubilee line), and is minutes away from Greenland Pier, which provides access to Canary Wharf via the Thames Clipper/Uber boat. It is also nearby a cycle highway that leads to the City/Westminster and Greenwich, with multiple local parks in walking distance.

The apartment boasts an open-plan spacious reception room and modern kitchen with access to the generous private balcony, a double bedroom with built in storage, and a stylish family bathroom. Additional storage can be found in the hallway. It is the only flat on the floor which provides increased privacy.

Just a few steps down from the front doors (both to street level via lift, and to the inner courtyard), there is the concierge, and only moments away a plethora of local amenities such as supermarkets (big Tesco and the flagship Decathalon), independent restaurants, cafes, bars (now featuring a recently opened Vagabond and the famous Bermondsey beer-mile), local delis, sport's courts, and a fitness center. The apartment is also moments from the up-and-coming Canada Water Masterplan, a large scale redevelopment and modernising project for the nearby area. On street car parking permit available.

Years on lease - 989
Service charge - £3600 per annum
Ground rent - £400 per annum

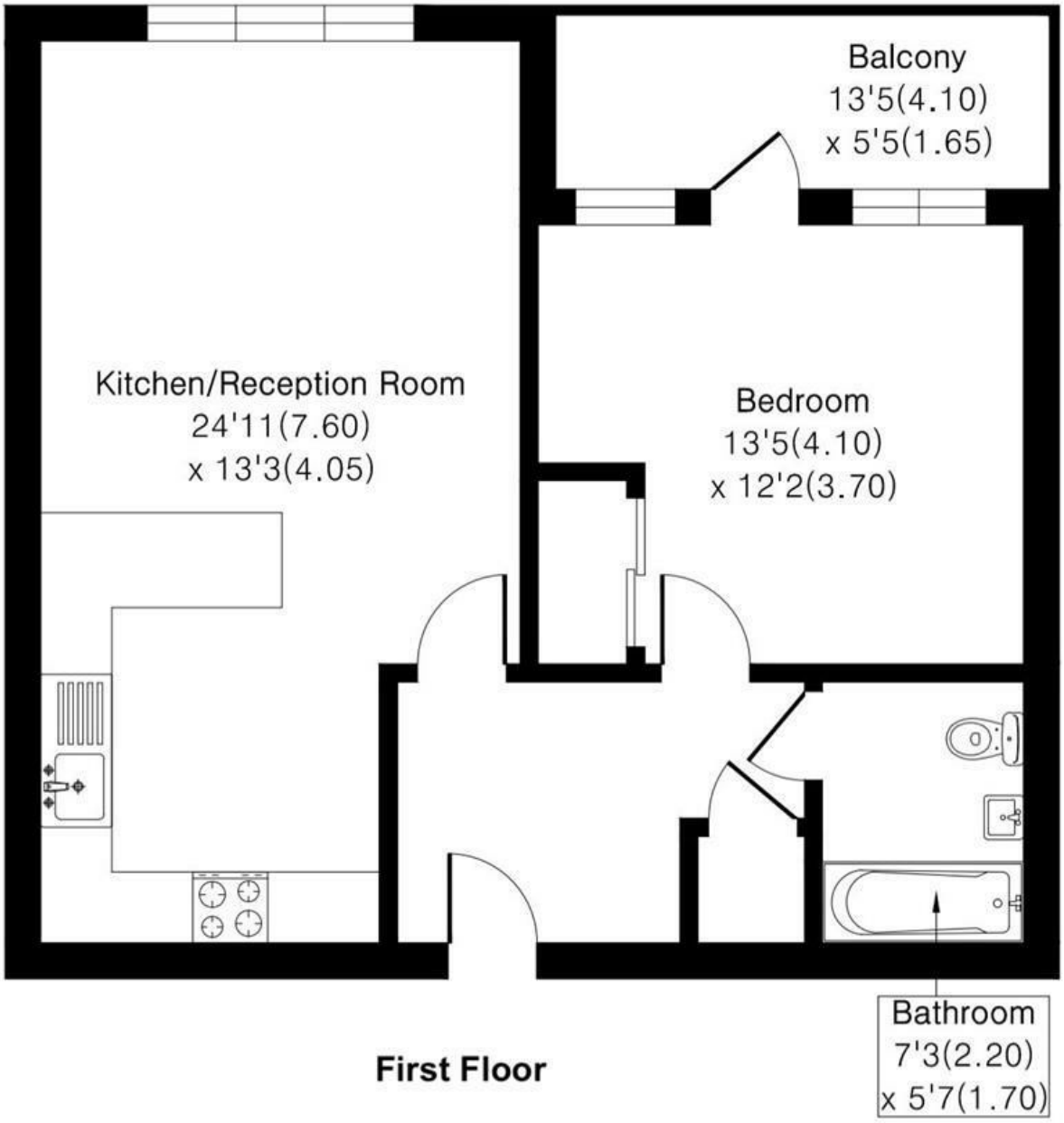
- Modern One Bedroom Apartment
- Plenty of Storage and Spacious (over 600sqft)
- Large Private Balcony
- Great Transport Links
- Close to Local Amenities
- Onsite Concierge Service
- Secure Underground Bicycle Storage
- On Street Car Parking Permit Available

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Offers in excess of £350,000

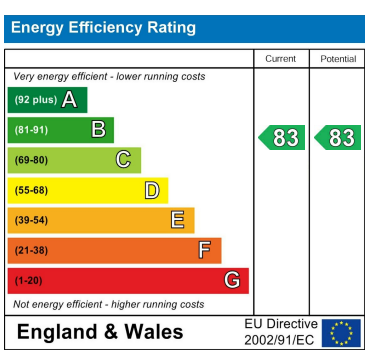
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Approximate Area = 608 sq ft / 56.4 sq m
(Excluding Balcony)
For identification only - Not To Scale



First Floor

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



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