



Alex & Matteo  
ESTATE AGENTS



## Finland Street, London, SE16 7LA

Guide price £550,000 to £575,000. A unique share-of-freehold, recently refurbished at high standards two double bedroom, two bathroom, apartment located in Canada Water with uninterrupted views of the Greenland Dock.

The apartment boasts a stylish kitchen with access to a very generous terrace, naturally bright reception room with access to an additional balcony that overlooks the picturesque Greenland Dock, two spacious double bedrooms (one of which with a very cleverly designed walk-in-wardrobe), a modern en-suite bathroom and a sleek family bathroom. Additional storage can be found in the hallway. The apartment also benefits from underground gated car parking.

The surrounding area boasts many local amenities such as a fitness and water centre, bars, restaurants, pubs and supermarkets. The property is within walking distance of Canada Water Station and ever so popular Masterplan, as well as Greenland Surrey Quays Pier with ferry access to Canary Wharf.

Share Of Freehold

Service Charge: £2989.90 annually plus £1394.33 for sinking funds annually

Peppercorn Ground Rent

Council Tax Band: E

The length of the lease is 90 but it is a share of freehold and extending it would cost only around £1500

Council tax and, where applicable, lease information, service charges and ground rent, size are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts. Please note the balcony and terrace are accessible by this property only however it is not part of the lease.

- Generous and Recently Refurbished Apartment
- Share Of Freehold
- Chain Free
- Massive Terrace plus Balcony
- Stunning Greenland Dock Views
- Contemporary Kitchen
- Walk-in Wardrobe
- Picturesque Setting
- Gated Car Underground Parking

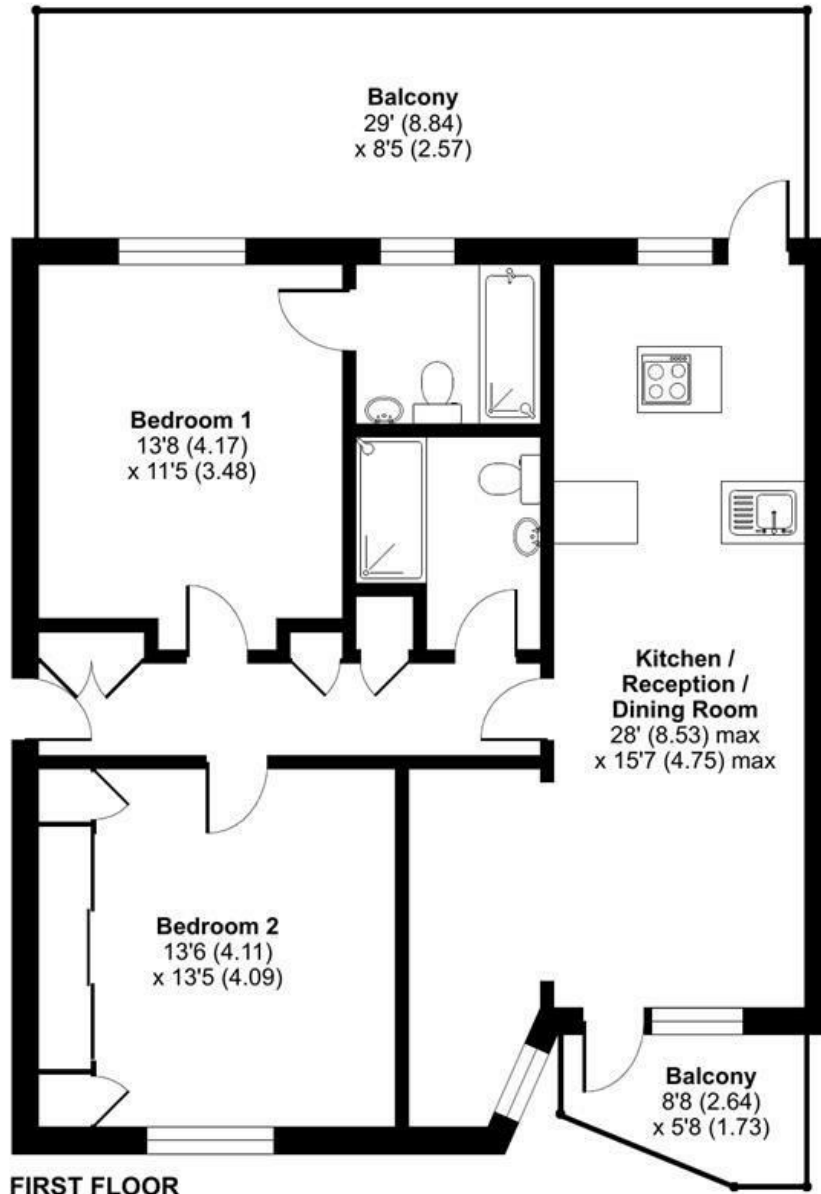
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**Guide price £550,000**

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Approximate Area = 893 sq ft / 83 sq m

For identification only - Not to scale



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Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Alex & Matteo Estate Agents. REF: 1068871

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>	61		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	