

Naomi Street, London, SE8 5EW

Beautifully presented and naturally bright one bedroom apartment in ever-so-popular Greenland Place. With underfloor heating throughout, the property boasts a spacious living room leading into the private balcony, a contemporary kitchen with all mod cons, a stylish bathroom, and a large bedroom with generous built-in-wardrobe. The apartment also benefits from three spacious cupboards with plenty of storage space.

Just a few steps down from their front doors, residents can enjoy a state of art fitness facility alongside a 24 hr concierge.

Onsite benefits include two grocery stores and a plethora of independent boutique shops and cafes on your doorstep.

Years on the Lease: 989

Service Charge: £2300.00

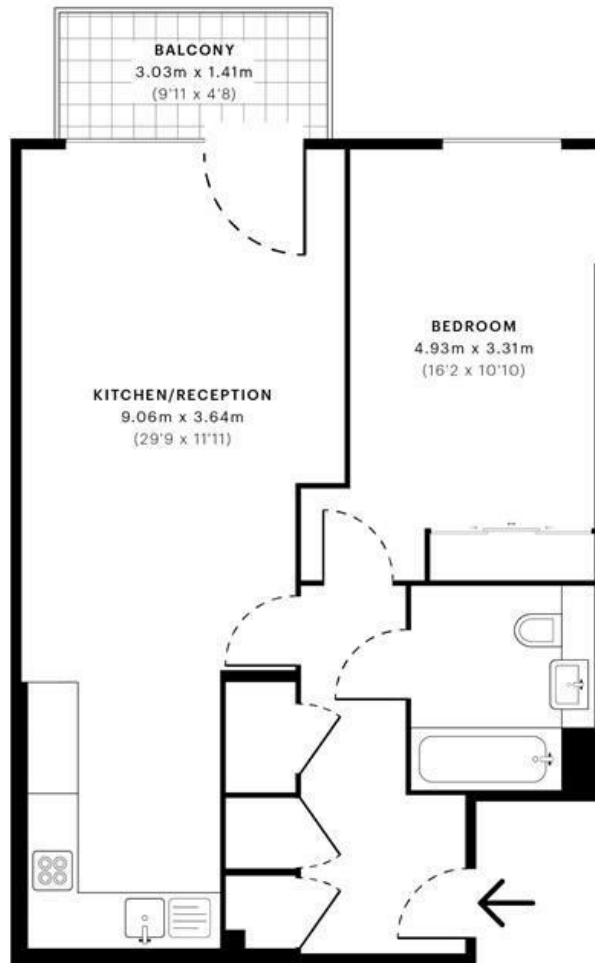
Ground Rent: £300.00

Council Tax Band: C

- Generous One Bedroom Apartment
- Modern Sought After Development
- Modern Kitchen
- Stylish Bathroom
- Plenty Of Storage Space
- 24hr Concierge and Access to GYM
- Service Charge: £2300.00
- Ground Rent: £300.00
- Years on the Lease: 989

Alex & Matteo
ESTATE AGENTS

Offers in excess of £400,000



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
56.10 sqm / 603.86 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
54.52 sqm / 586.85 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
4.22 sqm / 45.42 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 60.31 sqm / 649.17 sqft
IPMS 3C RESIDENTIAL 59.03 sqm / 635.39 sqft

SPEC ID: 6284bdab07a8c00dd56ad528

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		