



283 Grove Street, London, SE8 3PZ

Guide Price: £500,000 to £525,000. Immaculately presented and naturally bright chain-free, two bedroom, two bathroom apartment in ever-so-popular Marine Wharf East Development. The property boasts a spacious open-plan living area with a contemporary kitchen leading into the generous balcony, a stylish bathroom, and two well-proportioned double bedrooms, one of which is ensuite. Residents enjoy on-site concierge service, two nearby grocery stores, together with a plethora of local boutique shops, childcare providers, gyms, yoga studios, and independent cafes.

The Greenland Pier is just round the corner for a 15 minute commute to Canary Wharf, as are the picturesque South Dock Marina, Surrey Docks Water Sports Centre, and River Thames. Canada Water and Surrey Quays stations for the Jubilee and Overground are within walking distance, as are Canada Water Library, Surrey Quays Leisure Park, Tesco Extra, and Southwark Park. There is a bus stop outside the front door and a secure indoor bicycle room is provided for residents.

Leasehold
 Years left on the lease: 120
 Annual service charge: £4298 per annum
 Ground Rent: £450 per annum

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.

- CHAIN FREE
- Modern Two Bedroom Apartment
- Contemporary Kitchen
- Two Stylish Bathrooms
- Private Balcony
- Plenty Of Storage Space
- Plethora Of Local Amenities Nearby
- Moments From Greenland Pier for 10 Min Journey to Canary Wharf
- Onsite Concierge Service

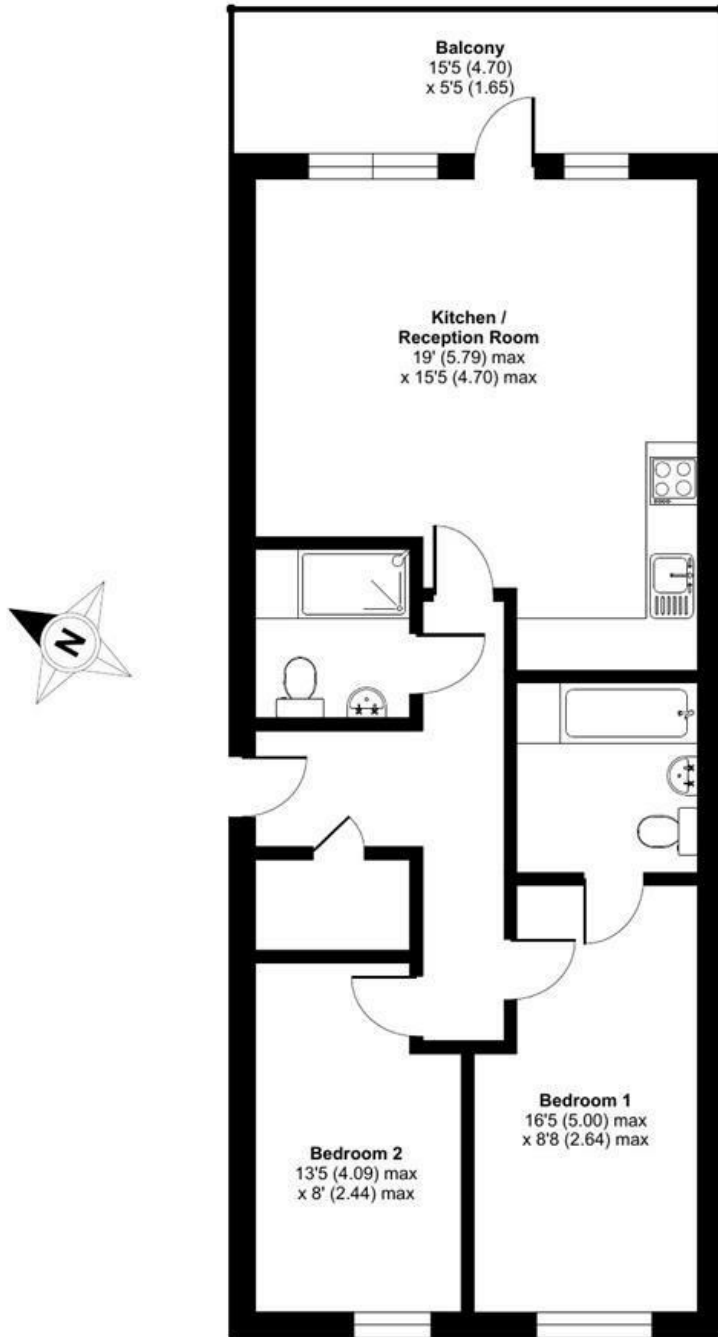
Alex & Matteo
 ESTATE AGENTS

Guide price £500,000

Grove Street, London, SE8

Approximate Area = 752 sq ft / 69.8 sq m

For identification only - Not to scale



FIRST FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Alex & Matteo Estate Agents. REF: 1003017

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	85
(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	