



## Yeoman Street, London, SE8 5ET

Guide price £350,000 to £375,000 - An Immaculately presented 4th floor apartment in ever-so-popular Greenland Place. With underfloor heating throughout, the property boasts a spacious open plan living space leading into the private balcony, a contemporary kitchen with all mod cons, a stylish bathroom, and generous double bedroom with plenty of storage space.

There is also a spacious cupboard in the hallway.

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

Onsite benefits include three grocery stores and a plethora of independent boutique shops, beauty salons, gyms, a yoga studio, restaurants and cafes.

Canada Water and Surrey Quays overground / underground stations are within easy reach as well as the Greenland Surrey Quays pier for a quick and pleasant commute to Canary Wharf.

Leasehold

989 Years left on the lease

Service Charge: £2888 per annum

Ground Rent: £437 per annum

Council Tax Band: B

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.

- Modern Apartment - Chain Free
- Private Balcony
- Immaculately Presented
- Sought-After Development
- 24hrs Concierge and Onsite Gym

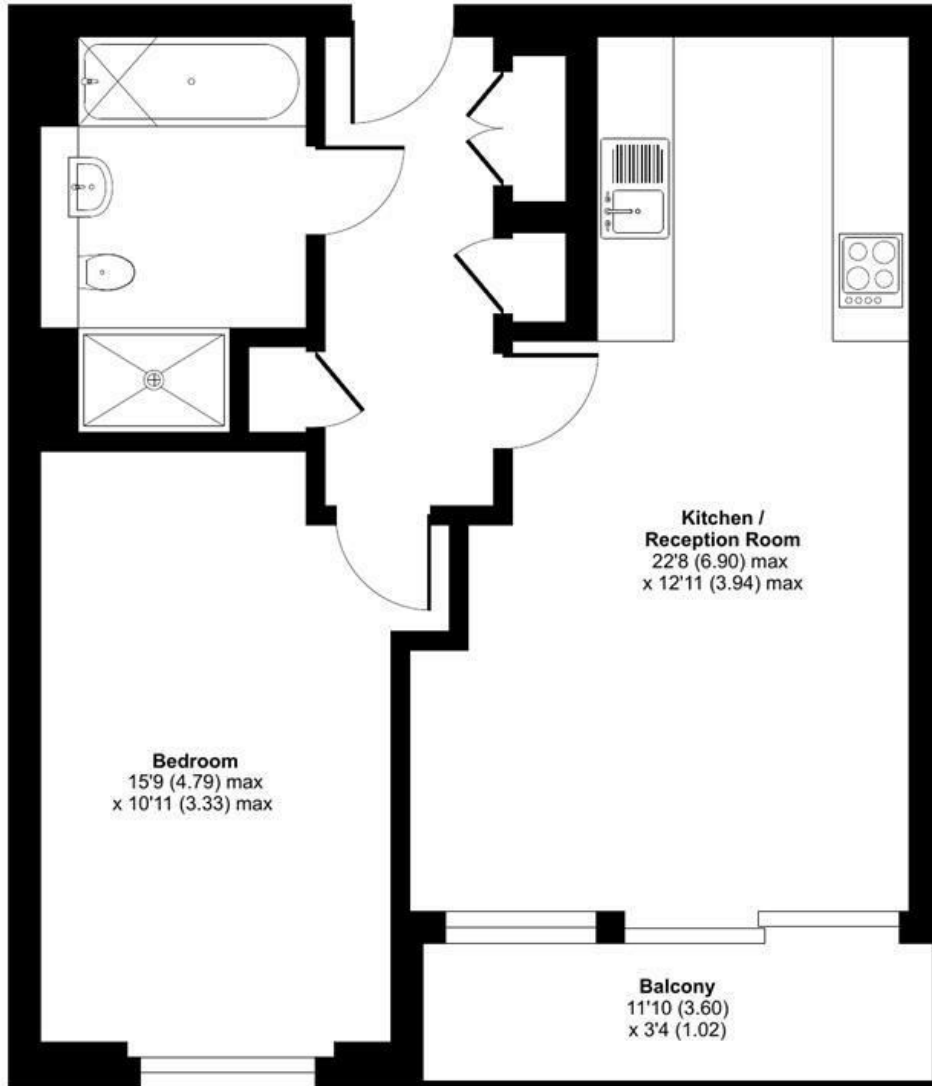
**Alex & Matteo**  
ESTATE AGENTS

**Guide price £350,000**

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Approximate Area = 543 sq ft / 50.4 sq m

For identification only - Not to scale



FOURTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Alex & Matteo Estate Agents. REF: 1109287.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		85	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	