



**Alex & Matteo**  
ESTATE AGENTS



## Finland Street, London, SE16 7LA

Recently refurbished Share-of-Freehold two double bedroom two bathroom apartment featuring generous terrace and balcony overlooking picturesque Greenland Dock. The property boasts a naturally bright living room leading into the private balcony, a generous bespoke kitchen leading into a massive terrace ideal for al-fresco-dining and to entertain guests, a spacious double bedroom en-suite with plenty of storage space, a generous master bedroom boasting a unique walk-in wardrobe and calming water views, and a stylish family bathroom. Canada Water and Surrey Quays stations with a plethora of restaurant, cafes and supermarket are within walking distance and just round the corner is the ecological park, making the property ideal for professionals and young families wanting to escape the hustle and bustle of the city without giving up the privilege to live in the heart of London.

Years remaining on the lease: 90  
Service Charge: £4,194 ( Including £1,394.00 Sinking fund)  
Share of Freehold

Council Tax Band: E

Council tax and, where applicable, lease information, service charges and ground rent, property size and floorplan, are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- Recently Refurbished Apartment - Share of Freehold
- Massive Terrace plus Balcony Overlooking Dock
- Two Double Bedrooms
- Walk-in Wardrobe
- Contemporary Kitchen
- Overlooking Greenland Dock
- Tranquil Setting
- Underground Parking
- Moments from Canada Water Masterplan

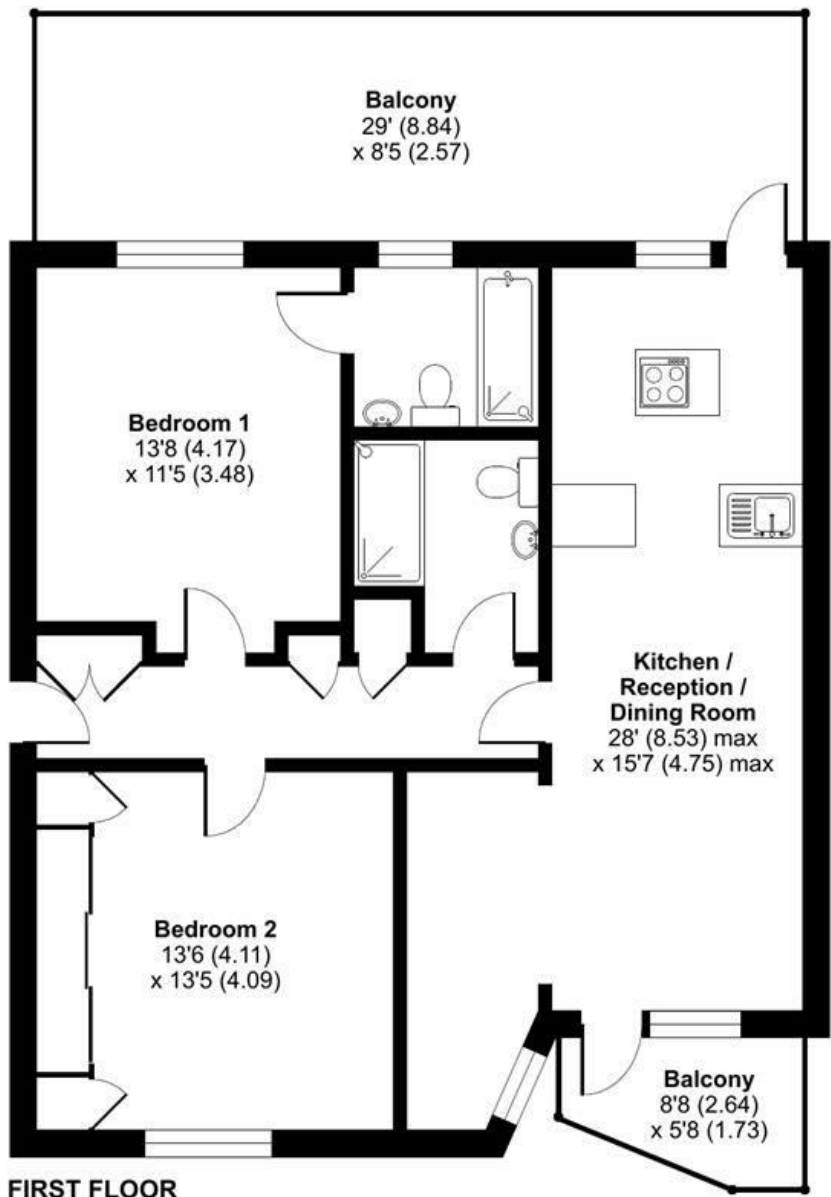
**£630,000**

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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>		77
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(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		