



Finland Street, London, SE16 7TP

Guide Price £475,000 to £500,000

A generous two bedroom apartment boasting two generous private terraces and pleasant water views, located in a very tranquil and serene setting a walk away from Surrey Quays and Canada Water Stations. The apartment features a spacious reception room with access to the first of the private terraces overlooking a one-of-kind pond, home to a variety of fish and bird species, a modern kitchen with plenty of storage, a master bedroom with access to the second private terrace, a second double bedroom, and a well-kept family bathroom. Additional storage can be found in the hallway. The property comes with an underground gated car parking space.

The surrounding area boasts many local amenities such as local restaurants, bars, shopping centre, supermarket, local cafes, the greenery of Russia Dock Woodland, and ferry access to Canary Wharf as well as good transport links to central London.

Years on Lease - 88

Annual Service Charge - £2601.96

Annual Ground Rent - £628.74

Council Tax Band - D

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 Two Bedroom Apartment
- Two Generous Private Terraces
- Stunning Water Views
- Tranquil Residential Setting
- Surrounded by Plethora of Local Amenities
- Moments from Canada Water Masterplan
- Underground Car Parking Space

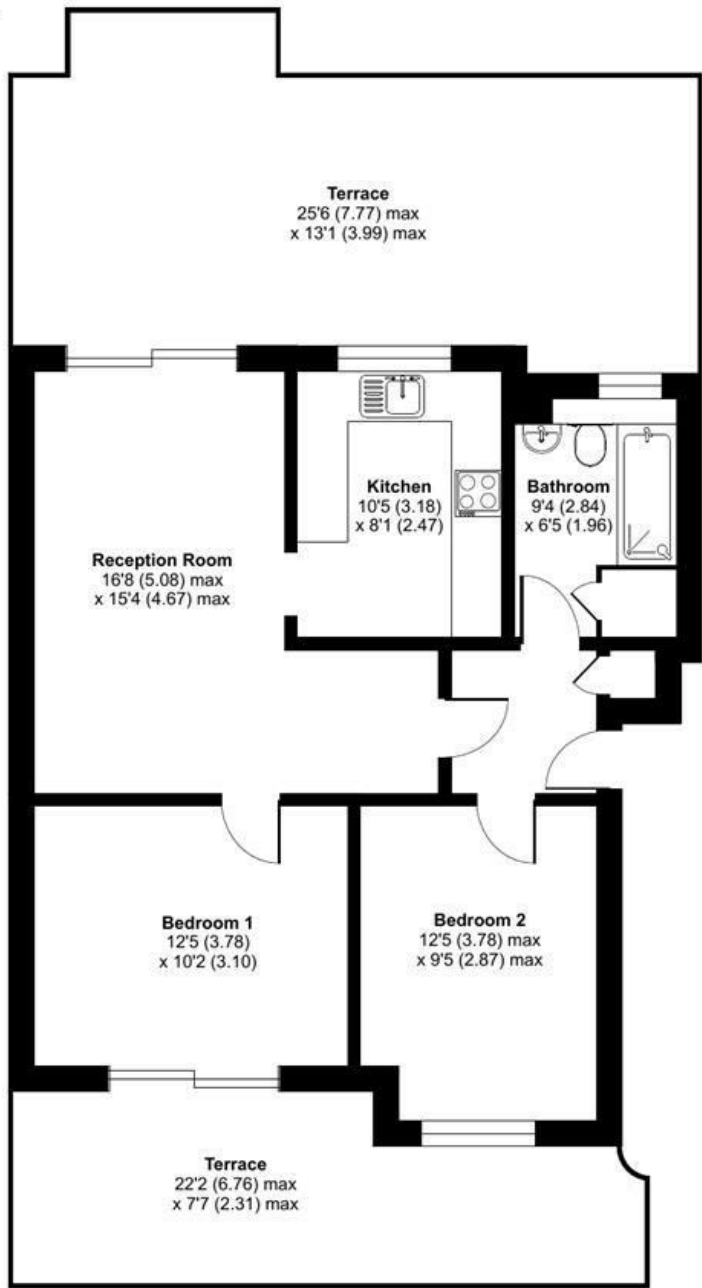
Alex & Matteo
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£475,000

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Approximate Area = 658 sq ft / 61.1 sq m

For identification only - Not to scale



FIRST FLOOR

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñche.com 2025. Produced for Alex & Matteo Estate Agents. REF: 1280899

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