



# Malmo Tower

Bailey Street, SE8

Offers in excess of £550,000

A beautiful, bright two bedroom apartment with a large balcony located on the 12th floor of a modern residential tower. Residents benefit from a concierge, communal gardens and a gymnasium.



# Malmo Tower

## Bailey Street, SE8

- Two Double Bedrooms
- Leasehold
- Large Private Balcony
- Concierge
- Gym
- Lift Access
- Great Location
- Excellent Transport Links
- EWS1 Certified





Situated on the 12th floor of the prestigious Malmo Tower, this exquisite two-bedroom apartment combines elegance with convenience, making it a standout within the luxurious Greenland Place Development.

The apartment welcomes you with a spacious open-plan living area that seamlessly merges with a sleek, modern kitchen. Both bedrooms offer a peaceful retreat, and the luxurious three-piece bathroom adds a touch of indulgence. With underfloor heating throughout, the apartment also features a generously sized private balcony that offers stunning views of Canary Wharf, providing a tranquil escape from the city.

Residents benefit from 24-hour concierge service, beautifully landscaped gardens, and exclusive access to a well-equipped gym.

Conveniently located near the vibrant retail scene of Surrey Quays, a variety of dining options, and Canada Water Station, this residence offers easy access to The City and beyond.

**Tenure:** Leasehold 986 years 5 months  
**Service Charge:** £3652 p.a  
**Ground Rent:** £510 p.a  
**Local Authority:** London Borough Of Lewisham  
**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (91-100)		
<b>B</b> (81-90)	85	85
<b>C</b> (69-80)		
<b>D</b> (55-68)		
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

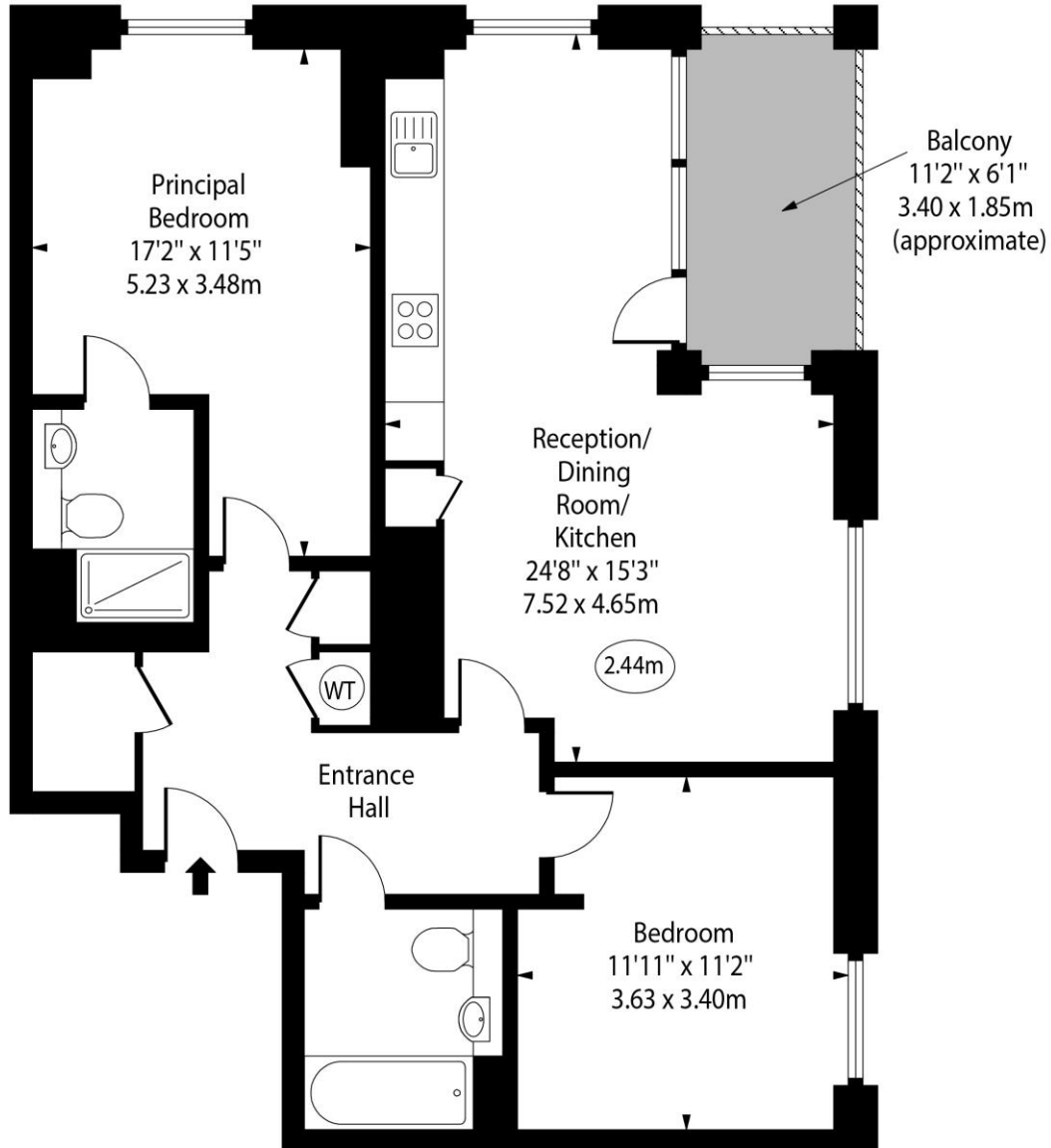
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Malmo Tower,  
Bailey Street, SE8



○ - Ceiling Height



Twelfth Floor

Approx Gross Internal Area 854 Sq Ft - 79.34 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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