



# Nyland Court, Naomi Street

Asking Price £425,000 Leasehold

OLIVER *OJ* JAQUES  
EST.1986



## Nyland Court, Naomi Street

This property boasts an open-plan living area with balcony, luxurious bathroom, underfloor heating, and ample storage. It shares an entrance with the gym and concierge at Barratt's Greenland Place. Nearby amenities include Pear Tree Kitchen, Wolfy's bar/cafe, Co-Op, Tesco Express, and more. Conveniently located near Canada Water and Surrey Quays Tube Stations, South Dock Marina, and Thames Path. Future investment expected in Zone 2 London, including the Canada Water Masterplan. With superfast broadband, and a shared rooftop terrace, this modern development offers a comfortable lifestyle in a vibrant community with tree-lined avenues and excellent local facilities.

- One Double Bedroom
- Residents' Gym
- Roof Terrace
- 360° Virtual Tour Available
- 24hr Concierge
- Underfloor Heating

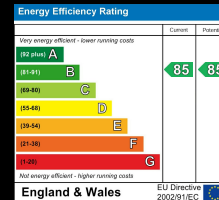
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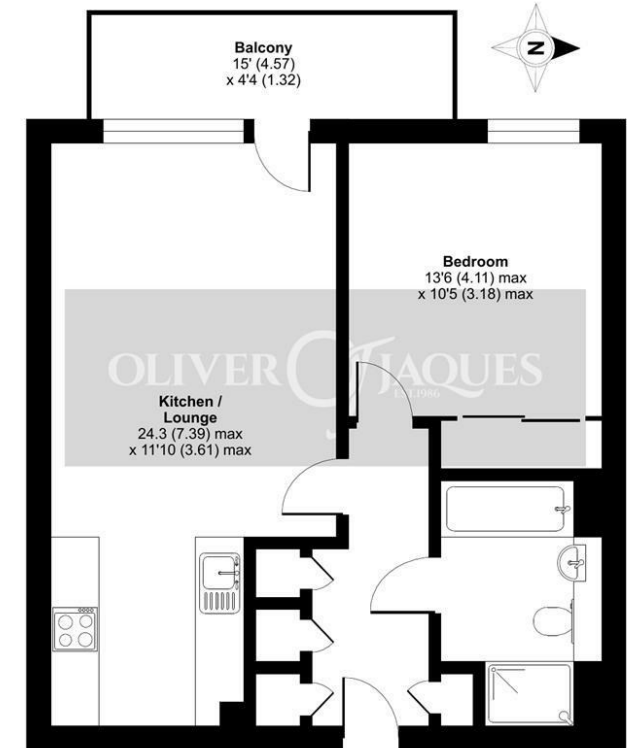
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## Nyland Court, Naomi Street, London, SE8

Approximate Area = 551 sq ft / 51.2 sq m  
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rnhccom 2023. Produced for Oliver Jaques. REF: 1106098

**Tenure:** Leasehold

**Ground Rent:** £437.66 pa

**Service Charge:** £2,700 pa

**Lease Expires:** 21st December 3011

**Shared Ownership:** No

**Council Tax Band:** London Borough of Lewisham (Band B)

£1,585.09 pa