



Pell Street, London, SE8 5ES

A beautifully presented and naturally bright modern two bedroom apartment in ever so popular Greenland Place in Surrey Quays. The property boasts a spacious open plan living area with a contemporary kitchen, a stylish bathroom, and two well-proportioned double bedrooms. The apartment also benefits from a secure underground parking space.

Just a few steps down from their front doors, residents can enjoy a state of art fitness facility alongside a 24 hr concierge, as well as a large shared landscaped garden.

Onsite benefits include two grocery stores and a plethora of independent boutique shops and cafes on your doorstep.

Years remaining on lease - 988 years
 Annual Service charge - £3,825
 Annual Ground Rent - £510
 Council Tax Band: C

Council tax, property size 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.

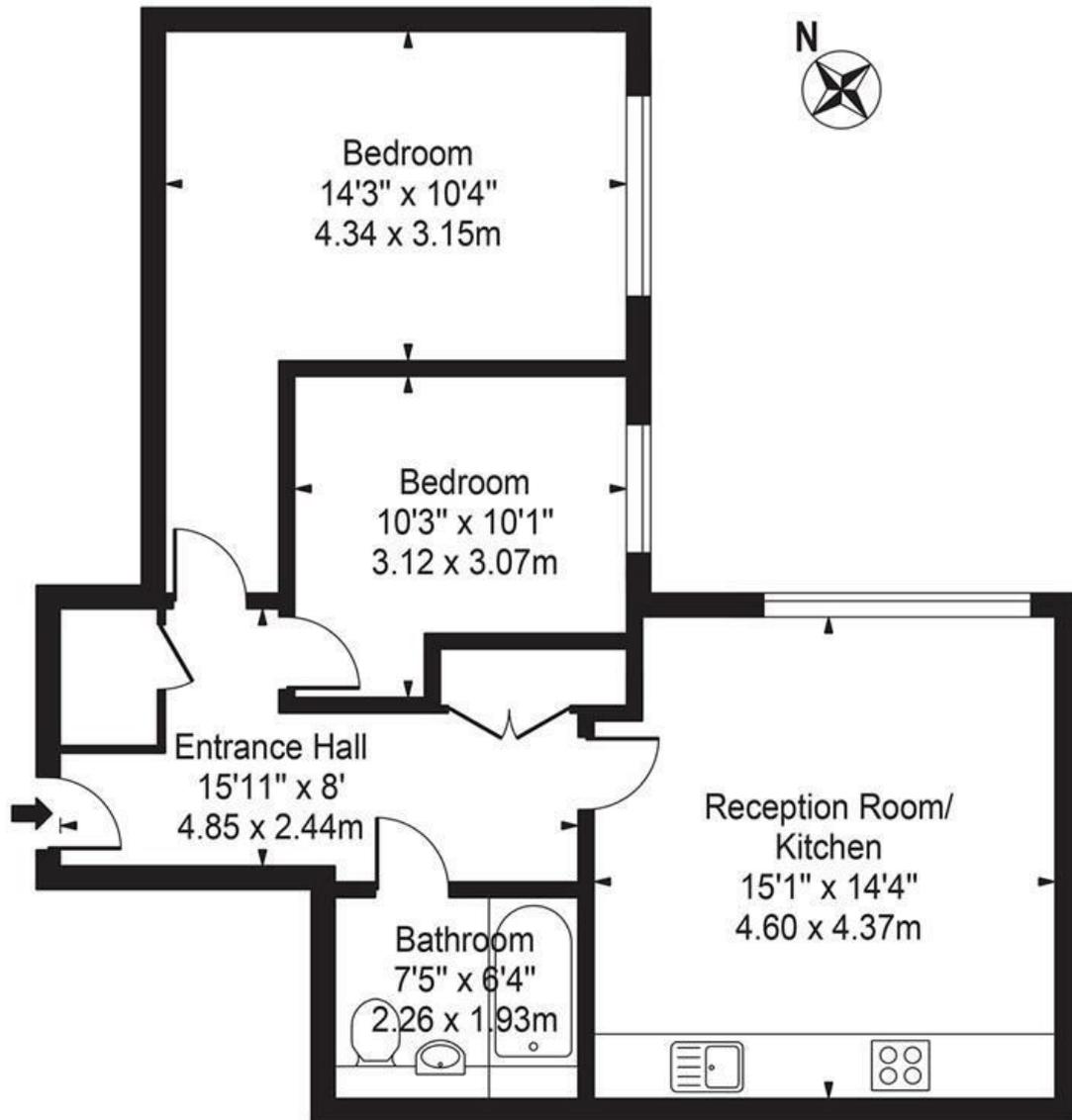
- Contemporary Apartment
- Underground Parking Space
- Stylish Bathroom
- Two Double Bedrooms
- 24hr Concierge & Gym
- Plethora of Local Amenities

Alex & Matteo
 ESTATE AGENTS

Offers in excess of £425,000

Copenhagen Court, Pell Street

Approx. Gross Internal Area 661 Sq Ft - 61.41 Sq M



Fifth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(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	