



## Bailey Street, London, SE8 5EY

Guide Price £500,000 to £525,000

Immaculately presented and naturally bright two bedroom two bathroom apartment with in ever so popular Greenland Place.

The property boasts a spacious open plan living area with a contemporary kitchen leading into the very generous, private south facing balcony, a stylish bathroom, and two well-proportioned double bedrooms one completed with an en-suite. Additional Storage can be found in the hallway.

Just a few steps from the building, residents can enjoy a state of art fitness facility alongside a 24 hr concierge. Onsite benefits include two grocery stores and a plethora of independent boutique shops and cafes on your doorstep. The property also comes with assigned car parking space and access to bicycle storage.

Years on Lease - 990

Annual Service Charge - 4818,72

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.

- Chain Free
- EWS1 Complaint - B1
- 24 Hr Concierge and Gym
- Underground Car Parking Space
- South Facing Balcony
- Communal Roof Terrace
- Modern Development (Built 2015-2016)
- Bicycle Storage
- Ever So Popular Greenland Place Development

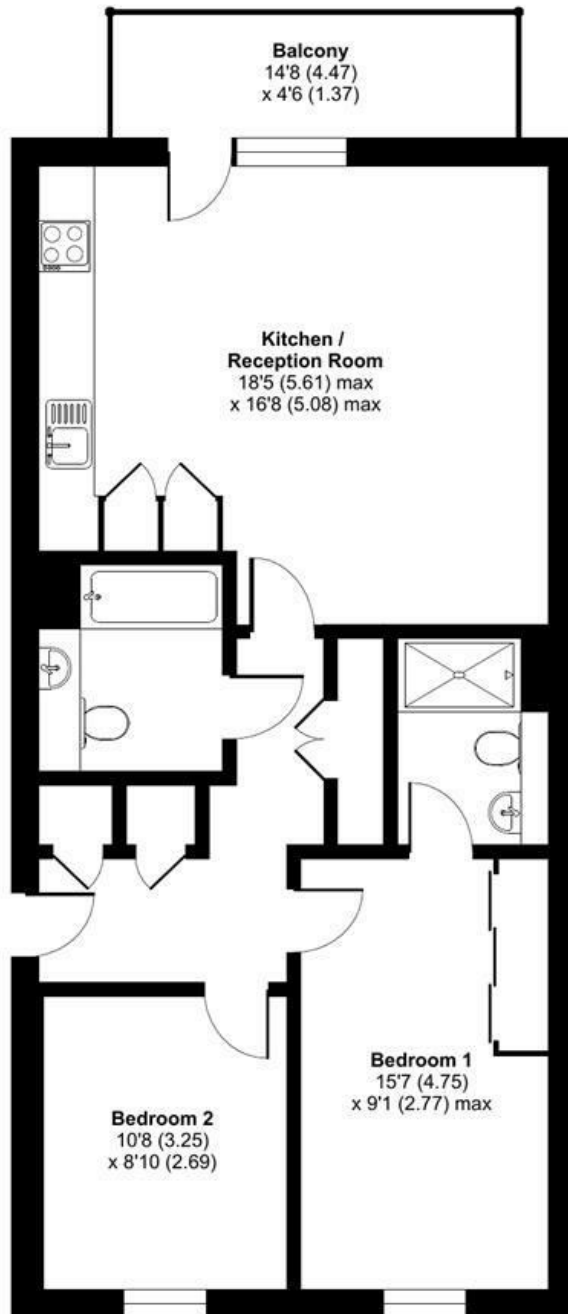
**Alex & Matteo**  
ESTATE AGENTS

**Guide price £500,000**

# Gothenburg Court, Bailey Street, London, SE8

Approximate Area = 753 sq ft / 69.9 sq m

For identification only - Not to scale



FIFTH FLOOR



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: 938689

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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	