









Malmo Tower, Greenland Place, Surrey Quays, SE8

OIEO **£570,000** | Leasehold



Malmo Tower, Greenland Place, Surrey Quays, SE8

-  2 Bedrooms
-  2 Bathrooms
-  1 Reception
-  Private Balcony
-  Residents' Fitness Suite
-  24-Hour Concierge
-  Local Amenities
-  0.6 MI Surrey Quays

A modern, spacious and bright two bedroom, two bathroom property set on the second floor of The Malmo Tower, forming part of the popular Greenland Place development, SE8, close to Surrey Quays station, Greenland Dock and a short walk from the Thames. The property has only been occupied by homeowners.

Impeccably maintained and enhanced with personalized touches by the caring current owners, accommodation spans 836 sq. ft. and comprises a spacious L-shape living area with an open-plan kitchen with fully integrated appliances, which opens onto a private balcony overlooking the communal garden, two sizable bedrooms both with built-in wardrobes, a master en suite and a further family bathroom.

Malmo Tower offers 24-hour concierge services, access to residents' fitness suite and cycle storage. Located in Zone 2, the apartment benefit from onsite grocery stores (Co-op, Tesco's and local shops) for everyday shopping and excellent transport links providing easy access to the City and Canary Wharf, including Surrey Quays and Canada Water stations.

The nearby Surrey Quays Shopping Centre as well as the adjacent Leisure Park and the Marina offer over 40 shops, restaurants, a cinema and many fitness and watersports facilities. Greenland Dock Pier is the nearest place (0.8 miles) for boarding London River Services operated by Thames Clippers.

Tenure:	Leasehold (987 years remaining)	Local Authority:	Lewisham
Ground Rent:	£511 p.a.	Council Tax Band:	C
Service Charge:	£3,414.92 p.a.	EPC:	B

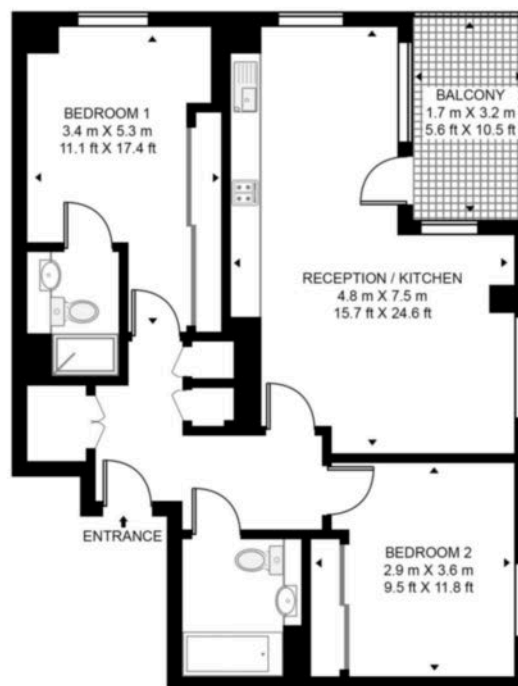


Floorplan

836 sq ft | 77.7 sq m



MALMO TOWER, SE8 APPROXIMATE GROSS INTERNAL FLOOR AREA 836 SQ.FT (77.7 SQ.M)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Greenwich

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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