



# Gothenburg Court, Bailey Street, Surrey Quays, SE8

Asking Price: £525,000



# Gothenburg Court, Bailey Street, Surrey Quays, SE8

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A modern and bright two bedroom, two bathroom apartment, offering approximately 740 square feet of living space. The residence features an exquisitely designed open-plan kitchen and living area, with access to a private balcony. The primary bedroom boasts an en-suite bathroom and fitted wardrobes, while an additional double bedroom and a family bathroom provide ample accommodation.

Residents of Greenland Place enjoy exclusive access to a fitness and leisure suite, complemented by the convenience of a 24-hour concierge service.

This property is within walking distance of Surrey Quays station for Overground and Canada Water for Jubilee line tube and Greenland Pier offering easy links to The City, Canary Wharf, West End and all areas of London, including London airports

Banks of River Thames, Rotherhithe and Surrey Quays are within walking distance with all their bars, restaurants and local amenities including shopping centres, set for your comfort.

Thanks to its proximity to Greenwich University, The City of London and Canary Wharf, this property offers plenty of rental opportunities to landlords.





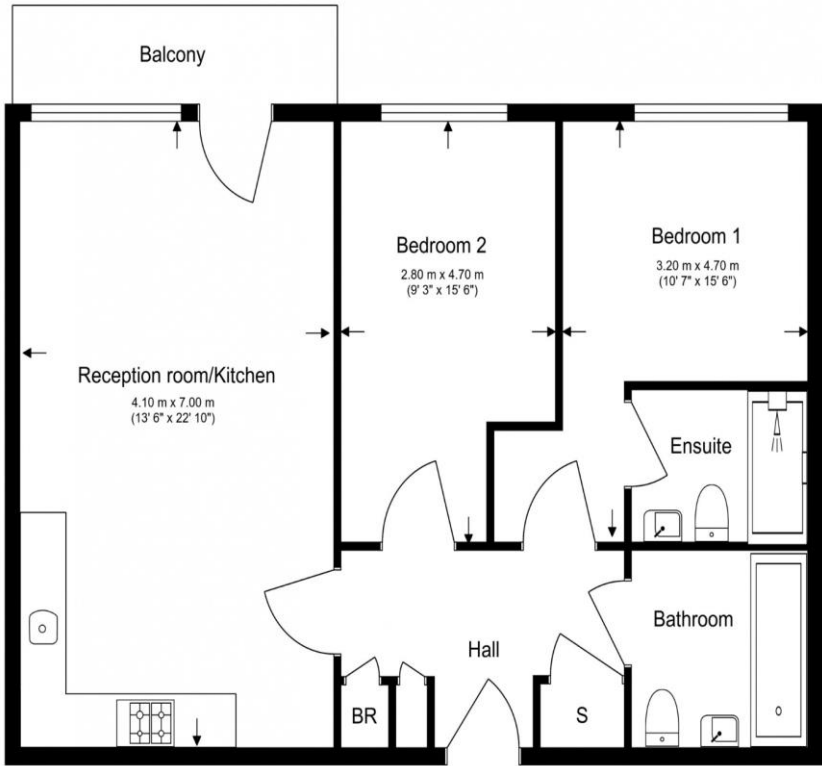


## Property Features:

- Two Bedrooms
- Two Bathrooms
- 740 Square Feet (Approx.)
- Private Balcony
- 24-Hour Concierge
- Communal Gardens & Water Gardens
- Residents' Gym & Lobby
- Nelson Dock Pier: 0.4 miles, Surrey Quays Station (0.5 miles), Canada Water Station (0.9 miles) and Rotherhithe Station (1.2 miles)



2nd Floor  
 Total Gross Internal Area  
 68.8 Sq/m - 740 Sq/ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£525,000
Tenure:	Leasehold Expires 20/12/3011 Approximately 987 Years Remaining
Ground Rent:	£510.62 (per annum) to April 2025
Service Charge:	£3,474.72 (per annum) to April 2025
Anticipated Rent:	£2,600.00 pcm Approx. 5.9 % Yield

## Viewings:

All viewings are by appointment only through our Surrey Quays Office.

Our reference: CHN240023

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