



**Flat 114, Baltic Quay, 1 Sweden Gate**

Surrey Quays, London

Guide Price **£535,000**



## Flat 114

### Baltic Quay, London

Located on the first floor of this iconic building with individual award winning architecture is this spacious three double bedroom apartment. Presented to a very high standard and available with no onward chain, we highly recommend an internal viewing.

The accommodation briefly comprises of entrance hallway, spacious and open plan reception room/kitchen, three double bedrooms, modern fitted bathroom and shower room. Other benefits to the property include double glazing, electrical heating, beautifully maintained communal areas, concierge/reception and well managed building (including a reserve fund for future maintenance).

Baltic Quay is located on the edge of Surrey Dock Marina and has the advantage of being in close proximity to Surrey Docks Fitness and Water sports. Many love the area for its access to water and green spaces including Southwark Park. However, access to Central London is also very easy with Surrey Quays Overground station (Overground/Zone 2) located just 0.7 miles from the property, this in turn provides access to Whitechapel in under ten minutes.

Council Tax band: F

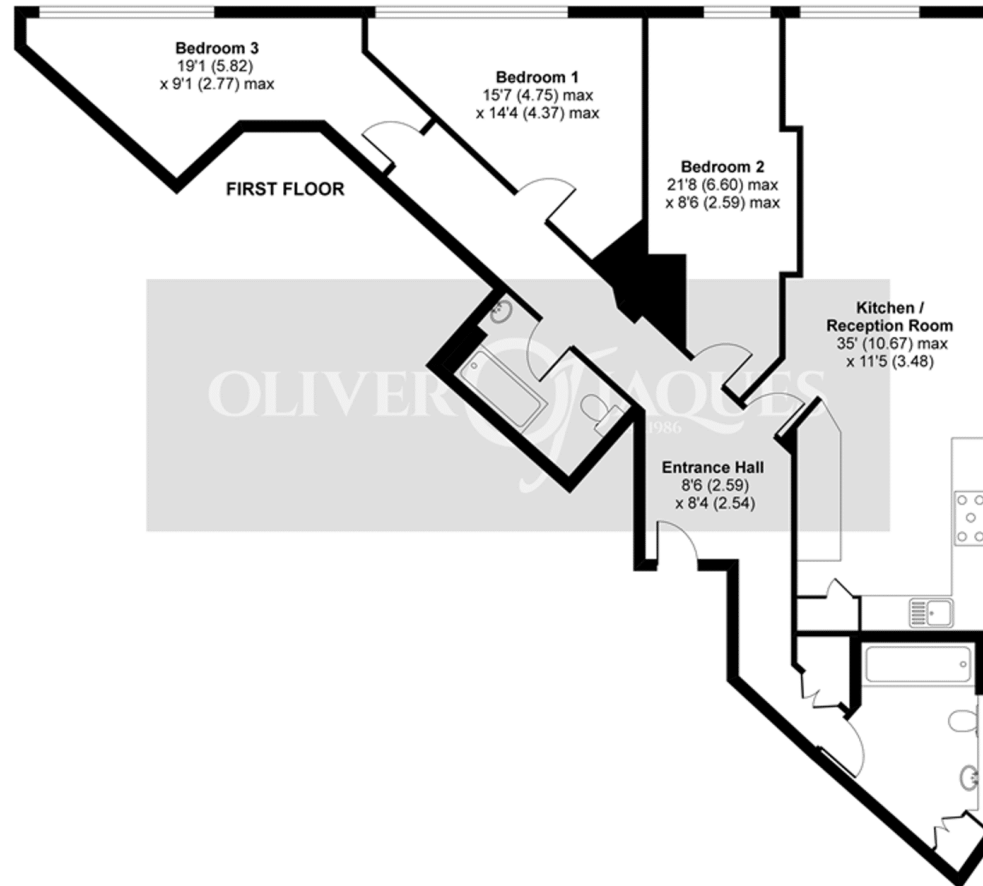
EPC Energy Efficiency Rating: C

- Three Double Bedroom Apartment
- Iconic Building located on Surrey Quays Marina
- Spacious Reception Room
- Modern Kitchen, Modern Bathroom and Shower Room
- Concierge Service and Beautiful Communal Areas

# Sweden Gate, London, SE16

Approximate Area = 1143 sq ft / 106.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n\cheom 2020. Produced for Oliver Jaques. REF: 651070



## Oliver Jaques – Surrey Quays Lettings

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