



# Oslo Tower, Naomi Street, Rotherhithe, SE8

Asking Price: £575,000

 Benham  
& Reeves



# Oslo Tower, Naomi Street, Rotherhithe, SE8

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

A modern and bright two bedroom, two bathroom apartment, offering approximately 841 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, the West End and all areas of London, including London airports. The banks of the River Thames, Rotherhithe and Surrey Quays are within walking distance, with all their bars, restaurants, and local amenities, including shopping centres, set for your convenience.

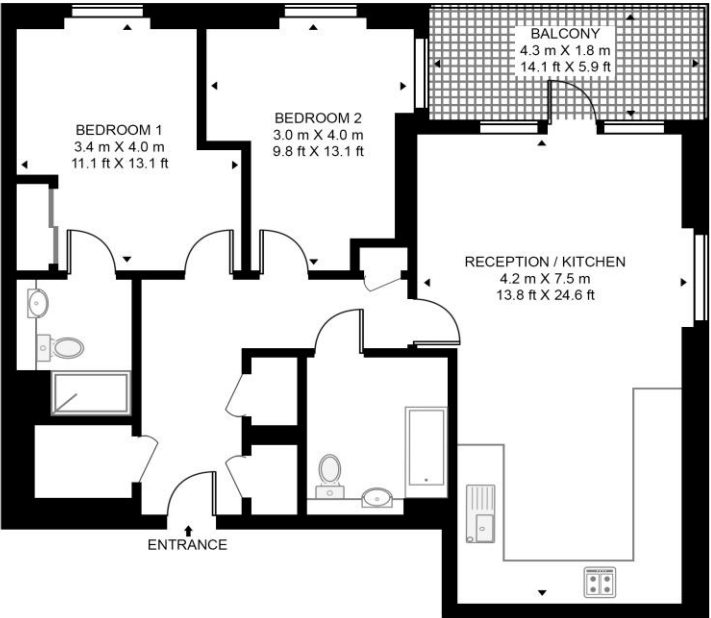
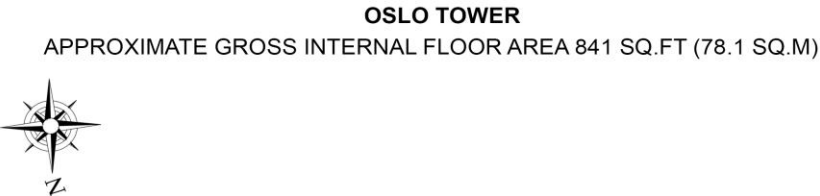




## Property Features:

- Two Bedrooms
- Two Bathrooms
- 841 Square Feet (Approx.)
- 13th Floor
- 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)





THIRTEENTH FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	EU Directive 2002/91/EC	



## Terms & Conditions:

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

Asking Price:	£575,000
Tenure:	Leasehold Expires 20/12/3011 Approximately 986 Years Remaining
Ground Rent:	£510.62 (per annum) Review Period: 10 years Next: 2032
Service Charge:	£3,870.65 (per annum) for the year 2025
Anticipated Rent:	£2,500.00 pcm Approx. 5.2 % Yield

## Viewings:

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

Our reference: KEN250092

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W: [www.benhams.com](http://www.benhams.com)

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Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

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Singapore | South Africa | Turkey

