

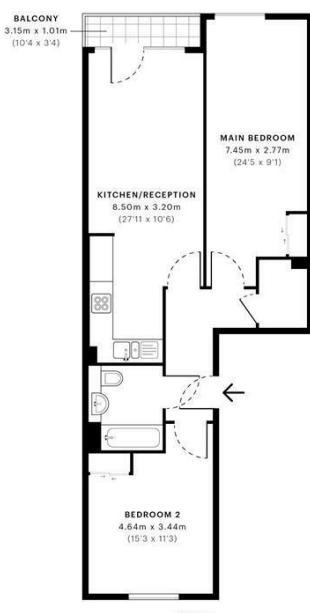


## 36 MANDARA PLACE LONDON, SE8 5ET

£2,250 PCM

Offered unfurnished, this spacious two double bedroom apartment is ideal for a small family or for sharers and is located in the desirable new build Greenland Place development. The property is located perfectly for a short walk to Canada Water underground station and Surrey Quays for quick commute to Canary Wharf and the City. The property comprises of a spacious living space with stylish tiled floors throughout, two large double bedrooms, modern family bathroom, open plan kitchen with high gloss units and integral appliances leading to a generous lounge and balcony.

**DouglasPryce**

GROSS INTERNAL AREA (GIA)  
The floor area of the property  
72.42 sqm / 779.52 sqftNET INTERNAL AREA (NIA)  
The floor area of the property  
70.53 sqm / 760.61 sqftEXTERNAL STRUCTURAL FEATURES  
The floor area of the property  
3.04 sqm / 32.72 sqftREFLECTED HEAT HEIGHT  
The floor area of the property  
8.11 0.00 sqm / 0.00 sqft

Spec Verified floor plans are produced in accordance with  
Royal Institution of Chartered Surveyors' Property Measurement Standards.  
Please note that these floor plans are for guidance purposes only and are not a substitute for professional advice.  
Due to rounding, numbers may not add up precisely.  
All measurements shown for the individual room lengths and widths  
are the maximum points of measurements captured in the scans.

IPMS 3R RESIDENTIAL 75.30 sqm / 811.17 sqft  
IPMS 3C RESIDENTIAL 74.00 sqm / 795.53 sqft  
SPEC ID: 60ca32010f09aa0d95fc4723

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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