



Foreshore, London, SE8 3AQ

A unique Grade II listed apartment located opposite the River Thames on the former site of the historic Royal Navy Victualling Yard on Deptford Strand.

The property boasts a bright open plan living area featuring hard wooden flooring throughout, period exposed beams and sash windows, a stylish kitchen, a spacious bedroom with built-in storage, and a well-kept bathroom. Additional storage can be found in the hallway.

A walk away from Greenland Pier with ferry access to Canary Wharf and surrounded by a plethora of local amenities such as restaurants, cafes, fitness centres and parks, as well as a short walk from up and coming Convoys Wharf development.

Years on Lease - 91 - TO BE EXTENDED BEFORE COMPLETION

Annual Service Charge - £2,231 including heating and hot water

Annual Ground Rent - £10

Council Tax Band - B

Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- Unique Apartment - Grade II Listed Building
- Long Lease - LEASE EXTENSION in Progress
- Naturally Bright
- Access to Landscaped Gated Communal Garden
- Exposed Beams and Quality Wooden Flooring Throughout
- Ferry access to Canary Wharf
- Heating and Hot Water Included in Service Charge
- Lease Extension in Progress

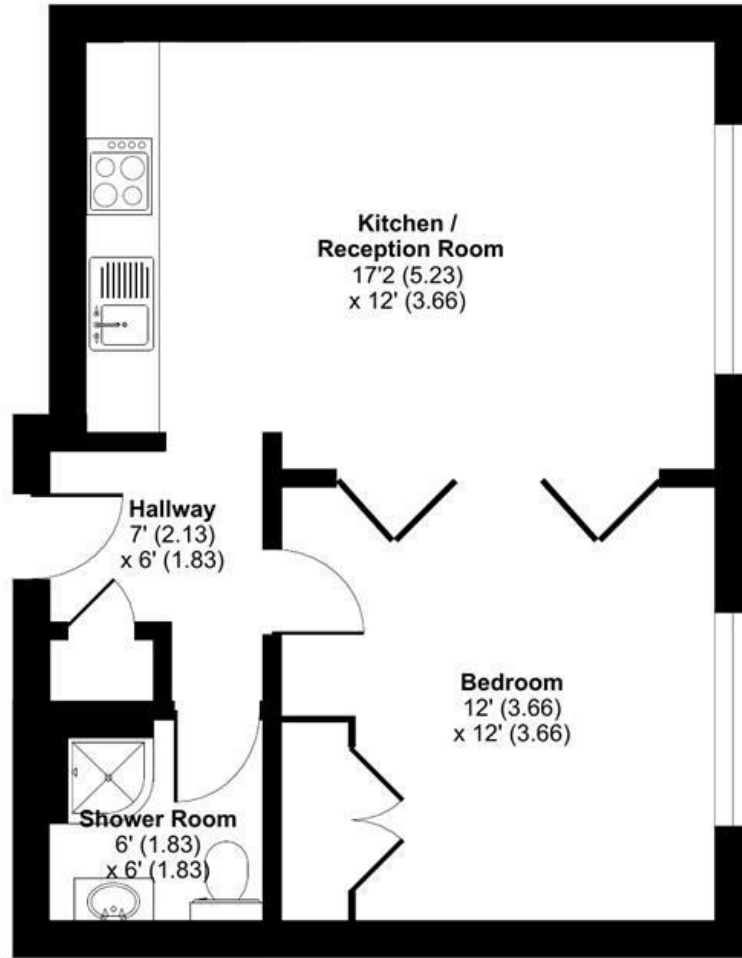
Alex & Matteo
ESTATE AGENTS

Offers in excess of £325,000

Foreshore, London, SE8

Approximate Area = 424 sq ft / 39.4 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Alex & Matteo Estate Agents. REF: 1138103

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	