



Alex & Matteo
ESTATE AGENTS



Deptford High Street, London, SE8 4NS

****Large Private Terrace****

A generous two bedroom apartment; located moments from Deptford Station and the local Deptford Market Yard.

The apartment features a spacious open-plan modern kitchen and reception room, a generous master bedroom with access to a private terrace, well proportioned second bedroom, and a stylish bathroom. Additional storage can be found in the hallway. The apartment is within easy reach of a plethora of local amenities such as cafes, restaurants, galleries, as well as the greenery of both St. Paul's Churchyard gardens and Ferranti Park.

Years on Lease - 100

Annual Service Charge - £2,183.51

Annual Ground Rent - £50

Council Tax Band - C

Council tax, property size 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.

- Generous Two Bedroom Apartment
- Large Private Terrace
- Naturally Bright
- Modern Kitchen
- Excellent Location
- Good Transport Links
- Chain Free

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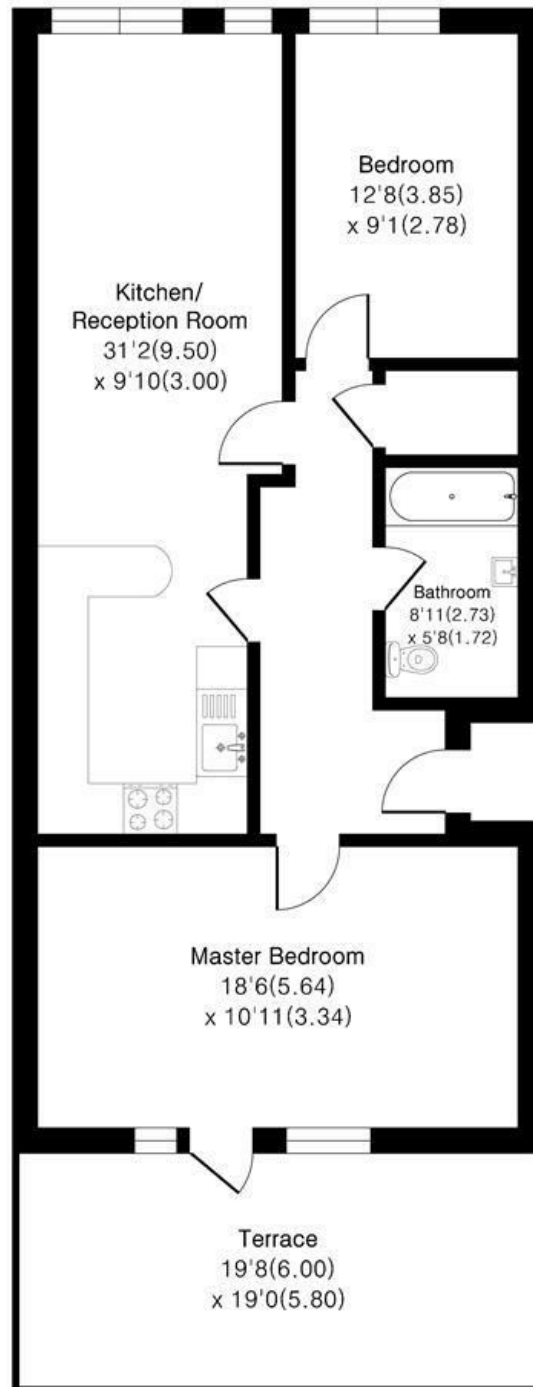
Guide price £400,000



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Approximate Area = 779 sq ft / 72.3 sq m

For identification only - Not To Scale



Second Floor

Alex & Matteo

Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), Produced for Alex & Matteo Estate Agents.



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		
	63	74
England & Wales		
EU Directive 2002/91/EC		