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Deptford High Street, London, SE8 4NS

GUIDE PRICE £400,000 - £425,000

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

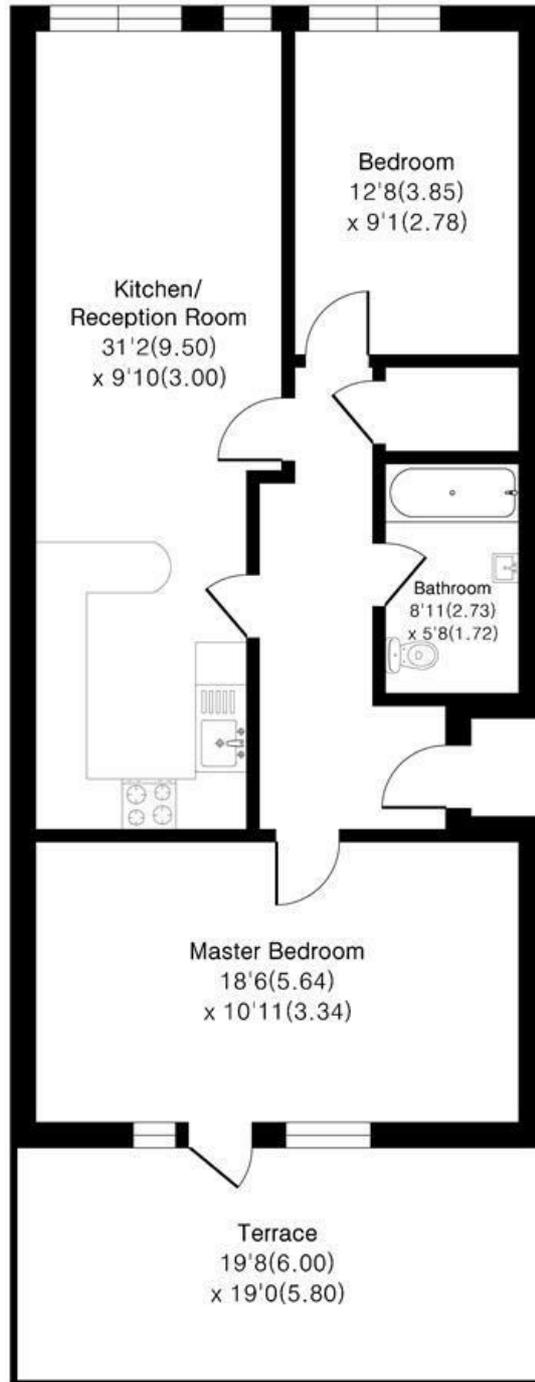
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Approximate Area = 779 sq ft / 72.3 sq m
For identification only - Not To Scale



Second Floor



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		63	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	