# Trundleys Road, Deptford, SE8 5JE

A rare duplex penthouse set moments from the green open spaces of Folkestone Gardens and Deptford Park, offering bright, spacious accommodation and elevated living.
Ideally located close to the vibrant amenities of Deptford Market Yard and within easy reach of the exciting Canada Water Masterplan.
Downstairs there is the naturally bright open plan kitchen with ample storage space, leading directly onto a private terrace. This level also features the first of two double bedrooms and a well sized bathroom.
Upstairs is the principal bedroom with its own bathroom, which could also be used as a very generous home office if desired.
The property is within walking distance of South Bermondsey and Surrey Quays stations, providing quick and convenient access to the City and the West End.
Many residents also appreciate the nearby Cycleway, providing a convenient and scenic route for commuting to the office if you enjoy cycling.

Leasehold: 119 years left on the lease
Service Charge: £1985.77 per annum
Ground Rent: £350 per annum

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.

- Penthouse Duplex Style Apartment
- Chain Free - Share of Freehold
- Double-Height Ceiling
- Naturally Bright
- Next to Folkestone Gardens and Deptford Park
- Within Walking Distance of both Deptford Market Yard and Canada Water Masterplan
- On Cycleway Route for Quick Commute to The City

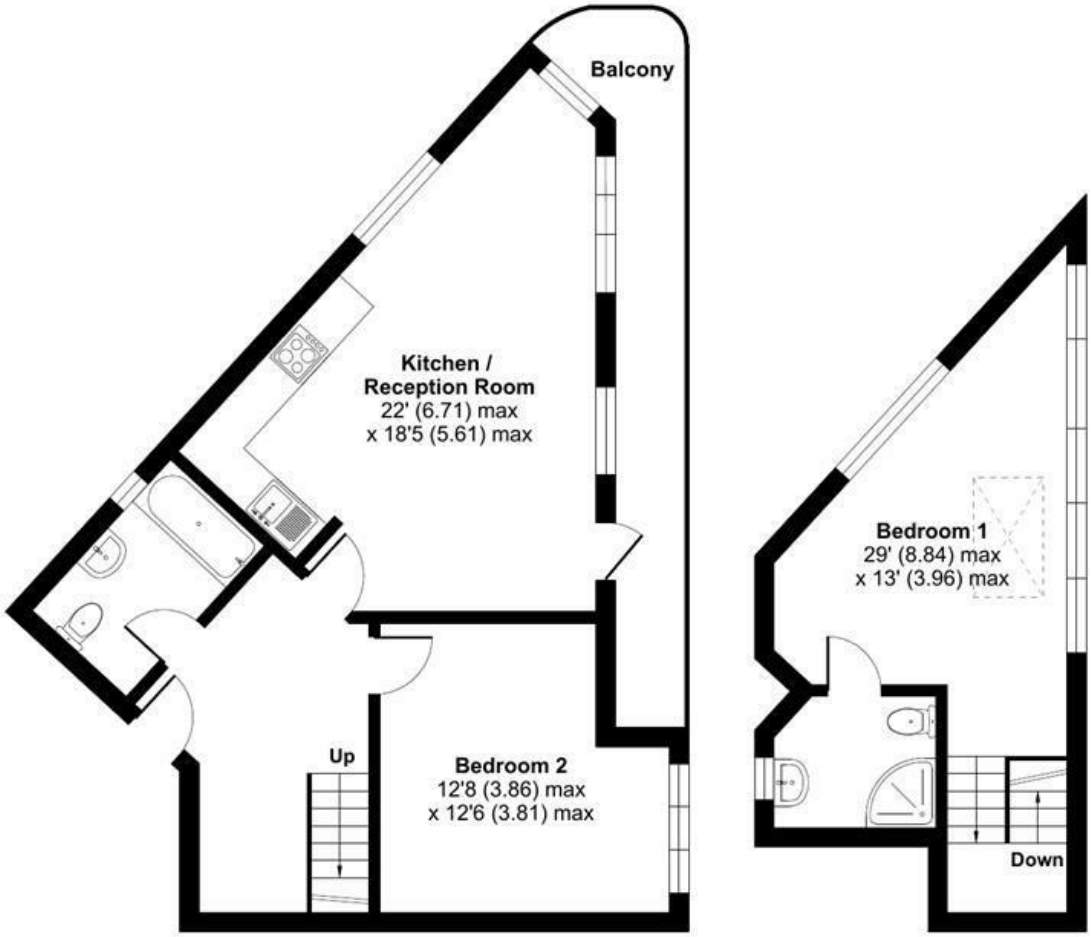
Alex & Matteo
ESTATE AGENTS

## Offers in excess of £400,000

# Trundleys Road, London, SE8

Approximate Area = 833 sq ft / 77.3 sq m

For identification only - Not to scale




third floor

fourth floor

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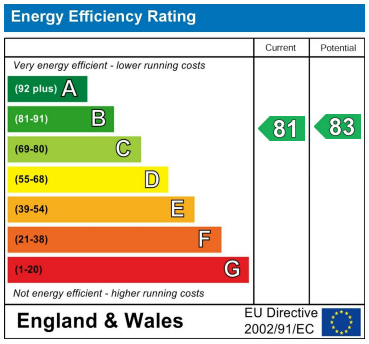
RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Alex & Matteo Estate Agents. REF: 1091268





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