



Atrium Heights, Deptford, London, SE8

£320,000 *Leasehold*



A particularly well-presented and bright one-bedroom fourth-floor apartment, measuring circa 509 sq ft, ideally positioned within this superb Creekside development and just moments from the River Walkway and the historic UNESCO World Heritage town centre of Greenwich.

KEY FEATURES

- One bedroom fourth-floor apartment
- Circa 509 sq ft
- Excellent condition throughout
- Bright 21ft open-plan living space
- Modern fitted kitchen
- Private balcony
- Spacious 15ft double bedroom



Greenwich

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Presented in excellent order throughout, the property offers a spacious 21ft open-plan kitchen/dining/reception room, with sliding doors opening onto a private balcony. The generous 15ft double bedroom also benefits from direct access to the balcony, while a stylish, high-specification bathroom completes the accommodation. The property comes with a concierge service, plus its worth noting that the service charge includes heating costs.

The development itself is built around an impressive central atrium, providing a spacious and attractive communal environment, and further benefits from a concierge service and a range of shops and amenities on site.

The location is a particular highlight. Greenwich's historic town centre is just a short stroll away, with the magnificent Royal Park, Royal Naval College, Cutty Sark and bustling Greenwich Market all close at hand. Excellent transport links are also within easy reach, including Greenwich mainline station and DLR, providing convenient connections into central London and Canary Wharf, while the riverboat service offers an alternative and particularly enjoyable way to travel.

A large Waitrose is also just moments away, making this an exceptionally well-connected and convenient home, perfectly placed for enjoying everything historic Greenwich has to offer.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 981 year and 0 months
Service Charge: £3500 per annum
Ground Rent: £ 200 Annually (subject to increase)
Council Tax Band: C
EPC rating: B
Is the property listed: Property is not listed

Utilities:
Electricity supply: MAINS
Sewerage supply: MAINS
Water supply: MAINS
Mobile signal: GOOD

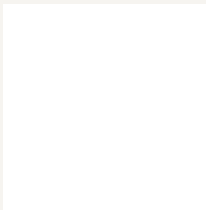
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



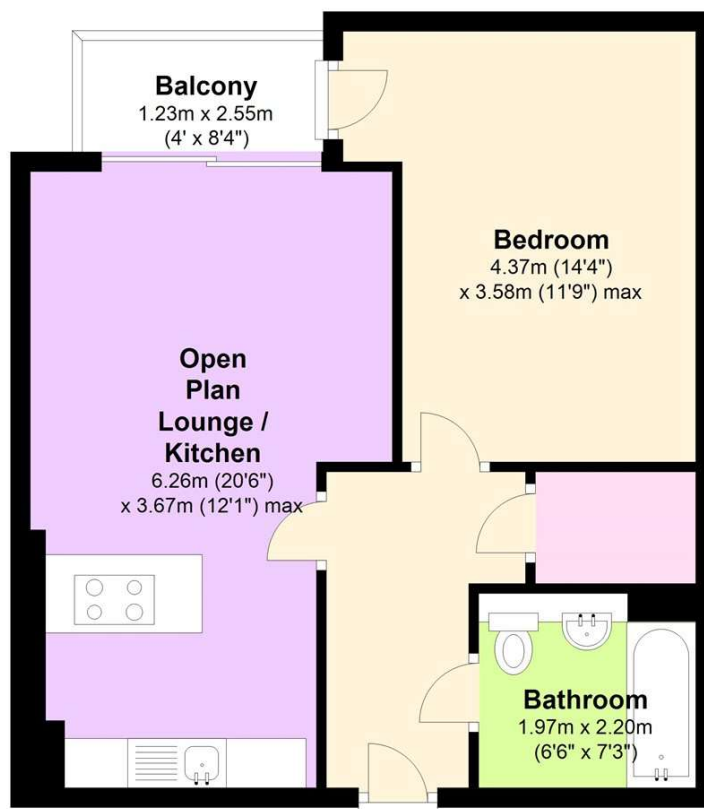
<https://www.winkworth.co.uk/sale/property/GRE260219>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Fourth Floor

Approx. 47.3 sq. metres (509.5 sq. feet)



Total area: approx. 47.3 sq. metres (509.5 sq. feet)

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