



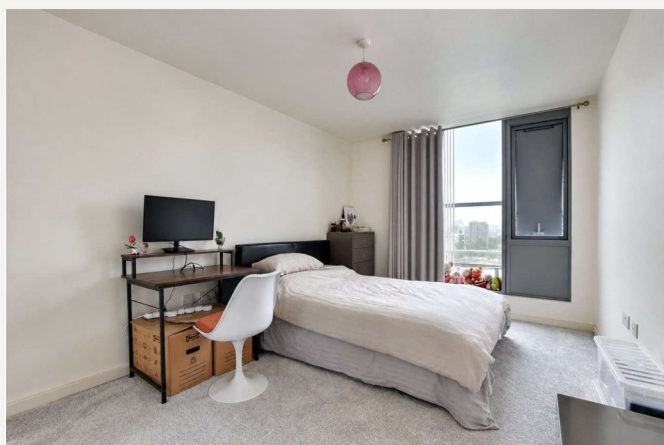
Cavatina Point, Deptford, London, SE8 offers in excess £360,000 *Leasehold*



A superb one-bedroom sub-penthouse apartment, measuring circa 538 sq ft, situated on the 10th floor of the popular Creekside development, just to the west of UNESCO Greenwich town centre. Presented in excellent condition throughout, this impressive apartment enjoys stunning southerly and far-reaching views from its private full-width balcony/terrace.

KEY FEATURES

- Superb 10th-floor sub-penthouse
- Spacious one-bedroom apartment
- Private full-width balcony/terrace
- Impressive 26ft reception room
- Open-plan fitted kitchen
- Bedroom with fitted wardrobes
- Air conditioning and communal heating



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The accommodation briefly comprises a generous 26ft reception room with air conditioning and direct access onto the terrace, creating an ideal space for both relaxing and entertaining. The open-plan kitchen is well equipped with a range of fitted units and integrated white goods, whilst the well-proportioned bedroom benefits from fitted wardrobes. A stylish bathroom is conveniently located off the entrance hallway.

Further benefits include a communal heating system, concierge service and an on-site gymnasium (membership not included).

The Creekside development is ideally positioned alongside the creek and within a short, easy walk of historic Greenwich town centre, renowned for its bustling market, independent shops, cafés and restaurants. The riverside walkway is also just moments away, whilst excellent transport connections are available via Greenwich mainline station, the DLR and riverboat services, providing convenient access into Canary Wharf, the City and beyond.

An excellent opportunity to acquire a beautifully presented sub-penthouse apartment in a sought-after location, combining impressive views, generous living space and superb transport links.



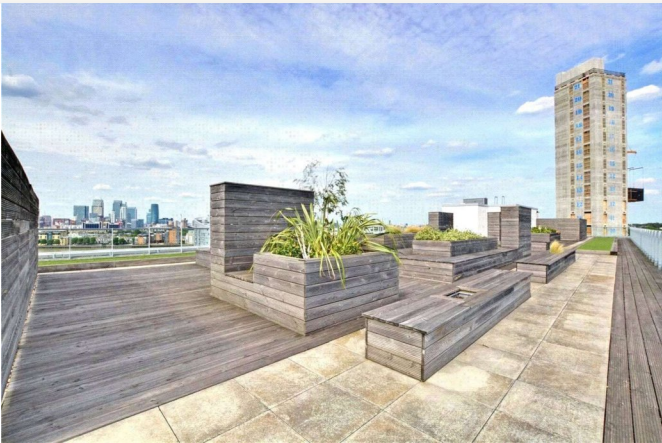
MATERIAL INFORMATION

Tenure: Leasehold
Term: 984 years
Service Charge: £3618 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
Is object modified: False



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)	83	83
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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



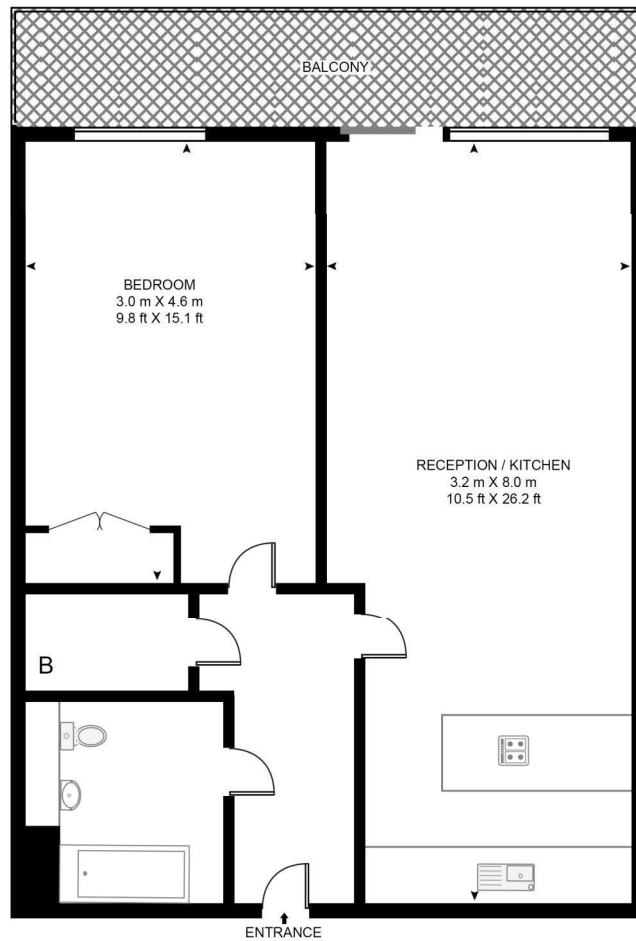
<https://www.winkworth.co.uk/sale/property/GRE260257>

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.



CAVATINA POINT, DANCERS WAY

APPROXIMATE GROSS INTERNAL FLOOR AREA 538 SQ.FT (50 SQ.M)



TENTH FLOOR

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