



PAYNES LODGE, DEPTFORD, LONDON, SE8
£375,000 LEASEHOLD

WE ARE DELIGHTED TO OFFER THIS OUTSTANDING ONE BEDROOM FIRST FLOOR APARTMENT, THAT IS MUCH LARGER THAN AVERAGE AT CIRCA 700 SQ. FT. AND IS PART OF THE FABULOUS RIVERSIDE DEVELOPMENT OF PAYNES AND BORTHWICK IN DEPTFORD. EWS1COMPLIANT!

Greenwich | 02030533033 | greenwich@winkworth.co.uk

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DESCRIPTION:

We are delighted to offer this outstanding one bedroom first floor apartment, that is much larger than average at circa 700 sq. ft. and is part of the fabulous riverside development of Paynes and Borthwick in Deptford. EWS1compliant!

The apartment is in excellent decorative order throughout and briefly comprises a 23ft open plan kitchen / reception room that leads onto a lovely winter garden balcony. There's a spacious master bedroom with a large walk-in wardrobe and a beautiful modern bathroom. Added benefits include great internal storage and an on-site concierge.

The development is quietly located just west of Greenwich town centre, but also conveniently close to Deptford High Street and mainline rail. DLR and riverboat service are also close by.

AT A GLANCE

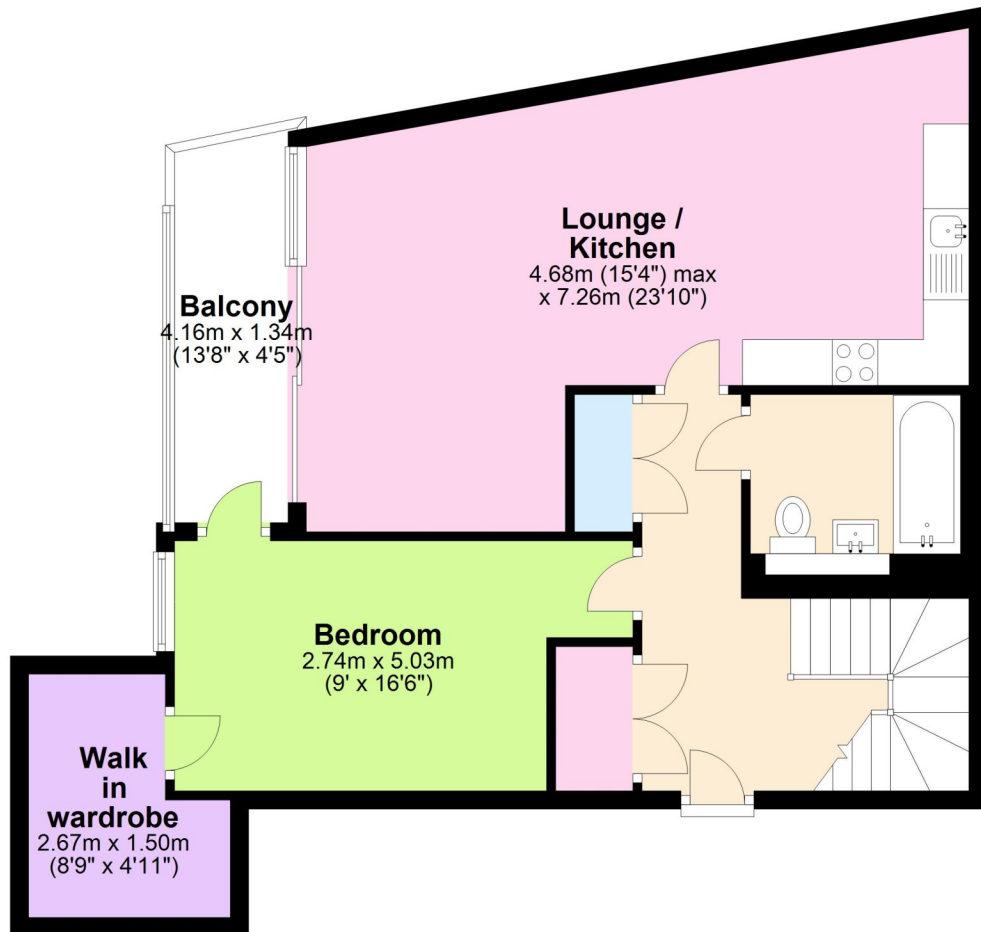
- large apartment
- one bedroom
- first floor
- circa 700 sq ft
- winter garden balcony
- 23 ft kitchen living room
- excellent storage
- concierge on site
- riverside development
- Paynes and Borthwick





First Floor

Approx. 65.1 sq. metres (700.3 sq. feet)



Total area: approx. 65.1 sq. metres (700.3 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 981 year and 2 months

Service Charge: £3318 per annum

Ground Rent: £ 350 Annually (subject to increase)

Council Tax Band: C

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.

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