



NORFOLK HOUSE, DEPTFORD, LONDON, SE8
£315,000 LEASEHOLD

**AN EXTREMELY WELL PRESENTED ONE
BEDROOM, FIRST FLOOR MODERN APARTMENT
THAT FEATURING A LARGE 19FT BALCONY
AND MEASURES CIRCA 484 SQ FT. LOCATED
JUST MOMENTS FROM DLR.**

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DESCRIPTION:

An extremely well presented one bedroom, first floor modern apartment that featuring a large 19ft balcony and measures circa 484 sq. ft. located just moments from DLR.

In excellent condition the property briefly comprises of a bright 15ft reception room that leads onto the balcony. There is a well fitted modern kitchen and a lovely bathroom. The double bedroom is a good size and has fitted wardrobes. benefits include decent storage off the entrance hallway, video entry and a concierge service on site.

The development is located just off Brookmill Road and is literally moments from Deptford Bridge DLR along with Greenwich town centre with all its amenities, including mainline rail, shops, riverboat service and Royal Park.

AT A GLANCE

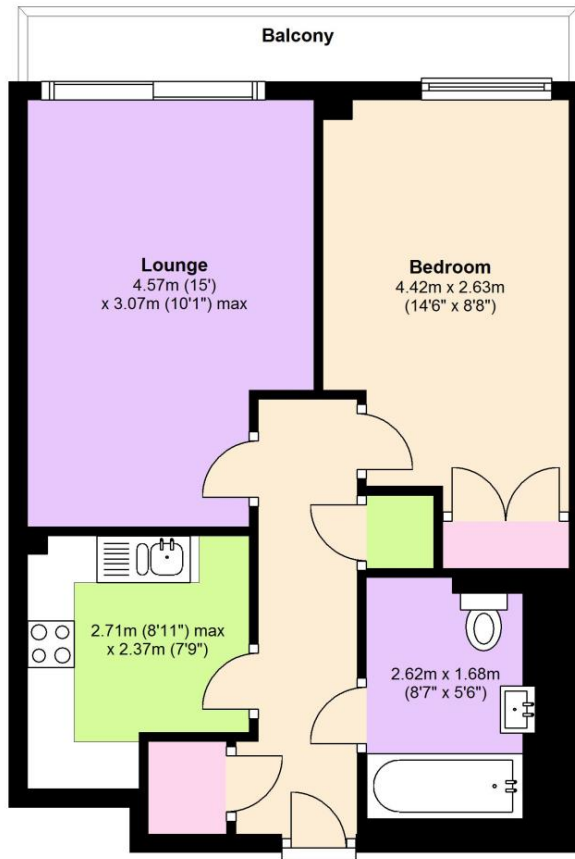
- One bedroom flat
- excellent condition
- Large Balcony
- first floor
- no chain
- moments from DLR
- well fitted kitchen
- close to town centre





First Floor

Approx. 45.0 sq. metres (484.1 sq. feet)



Total area: approx. 45.0 sq. metres (484.1 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		83	83
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		93	93
EU Directive 2002/91/EC			

Tenure: Leasehold

Term: 112 year and 10 months

Service Charge: £1968 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

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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