



ADAGIO POINT, DEPTFORD, LONDON, SE8
£500,000 LEASEHOLD

A SPECTACULAR TWO BEDROOM, 6TH FLOOR, APARTMENT WHICH MEASURES APPROXIMATELY 864 SQ. F. THAT FEATURES SECURE UNDERGROUND PARKING AND IS PERFECTLY LOCATED JUST MOMENTS FROM THE HEART OF GREENWICH.

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DESCRIPTION:

A spectacular two bedroom, 6th floor, apartment which measures approximately 864 sq. f. that features secure underground parking and is perfectly located just moments from the heart of Greenwich.

In excellent order throughout the property comprises of a lovely 18ft double aspect kitchen diner with excellent south facing views toward the creek. This in turn leads onto a small private balcony. There are two good sized double bedrooms and two bathrooms, along with a large and wide entrance hallway. Added benefits include concierge service and a lovely communal roof terrace, which offer spectacular views across the London skyline.

The Creekside development, which runs along Creek Road, is perfectly located just slightly west of Greenwich town centre, moments from mainline rail and DLR, plus a fine range of shops and Restaurants. There is also a large Waitrose, virtually, across the road.

AT A GLANCE

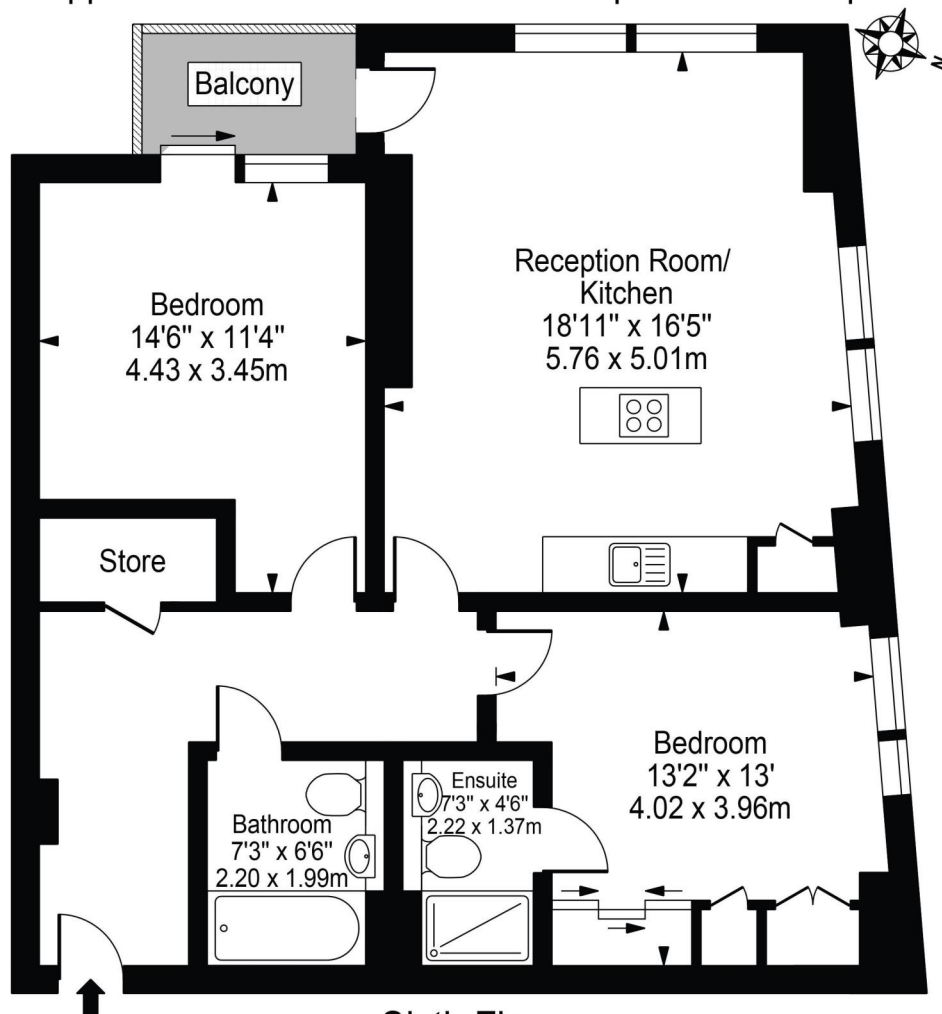
- two bedroom apartment
- 6th floor (with lift)
- circa 864 sq ft
- private balcony
- large communal roof terrace
- two bathrooms
- secure parking space
- moments from town centre
- concierge service





Adagio Point, Laban Walk, SE8 3FJ

Approx. Gross Internal Area 864 Sq Ft - 80.31 Sq M



Sixth Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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	88	88
(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		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 981 year and 11 months

Service Charge: £5300 per annum

Ground Rent: £ 250 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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