



Thistley Court, Deptford, London, SE8

£600,000 *Leasehold*

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A truly impressive, chain-free two-bedroom apartment enjoying spectacular direct views across the River Thames towards Canary Wharf, complemented by a generous private terrace, secure parking and exceptionally well-proportioned accommodation.

KEY FEATURES

- Spectacular direct river views
- Views towards Canary Wharf
- Generous private terrace
- Secure allocated parking
- Chain-free sale
- One of the largest designs
- Substantial two-bedroom apartment



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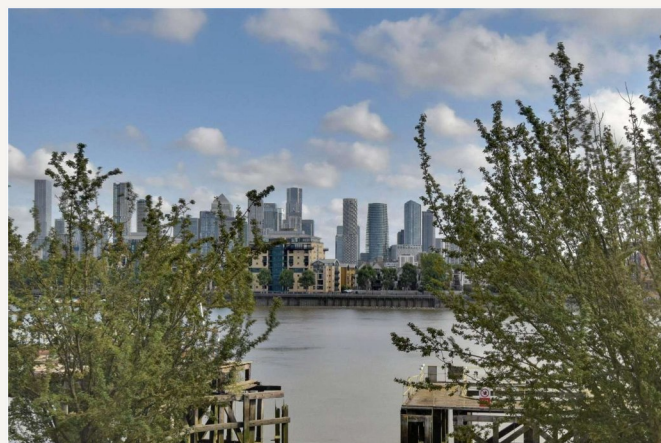
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Situated within one of the area's most desirable riverside developments, this beautifully presented apartment is one of the largest designs within the development, offering a rare combination of space, exceptional views and contemporary living.

The heart of the home is the substantial reception room, providing an excellent space for both entertaining and relaxing. Large doors open directly onto the private terrace, creating a wonderful extension of the living space and an ideal setting from which to enjoy the ever-changing river and Canary Wharf skyline. The separate contemporary kitchen is finished to a high standard, featuring sleek modern cabinetry, solid granite worktops and integrated appliances, combining practicality with a stylish finish. The principal bedroom is another particular highlight, benefiting from a dedicated dressing area with built-in wardrobes, a fully tiled en-suite shower room and direct access onto the private terrace. Waking up to such impressive river views is undoubtedly one of the property's most special features. The second bedroom is also a comfortable double, while the fully tiled family bathroom provides excellent additional accommodation. A spacious entrance hallway with generous built-in storage further enhances the practicality of the apartment. Well maintained by the current owners and presented in good condition throughout, the property is ready for its new owner to move straight in and enjoy. The apartment also benefits from secure allocated parking.

Offered to the market chain free, this is a fantastic opportunity to acquire a substantial riverside apartment in an enviable position, combining impressive proportions, a private terrace, secure parking and some of the area's most sought-after views.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 73 years
Service Charge: £4000 per annum
Ground Rent: £ 200 Annually (subject to increase)
Council Tax Band: D
EPC rating: B
Is the property listed: Property is not listed

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

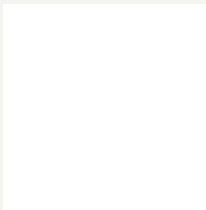
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

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		

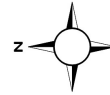
For more information, scan the QR code or visit the link below



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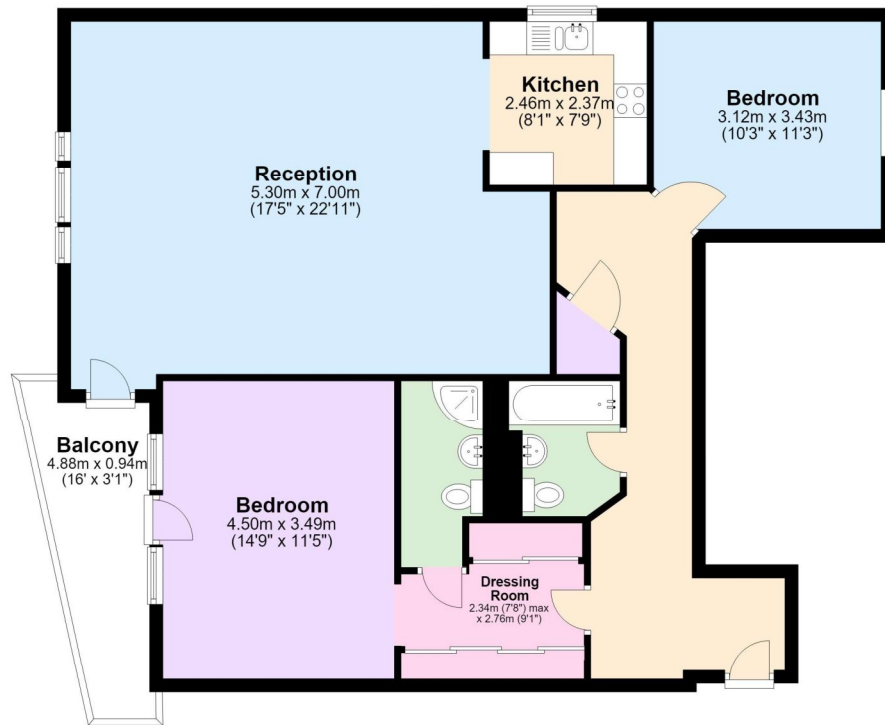
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.





First Floor

Approx. 96.2 sq. metres (1035.8 sq. feet)
(excluding Balcony)



Total area: approx. 96.2 sq. metres (1035.8 sq. feet)

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