



BOWSPIRIT APARTMENTS, LONDON, SE8
GUIDE PRICE £400,000 - £410,000 LEASEHOLD

**A MAGNIFICENT AND LARGE ONE BEDROOM,
2ND FLOOR, APARTMENT THAT MEASURES
CIRCA 610 SQ. FT. IN THE POPULAR KENT WHARF
DEVELOPMENT. EWS1 COMPLIANT B1 RATING!**

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DESCRIPTION:

A magnificent and large one bedroom, 2nd floor, apartment that measures circa 610 sq. ft. in the popular Kent Wharf development. EWS1 COMPLIANT B1 RATING!

In perfect condition throughout, the property comprises of a super 22ft open plan kitchen/living room, leading onto a large, covered balcony.

There is a good sized double bedroom, with a fitted wardrobe and double aspect windows. The bathroom is fitted to the highest standard and the property boasts good storage. Added features include hard wood flooring, gas central heating and a concierge onsite. There is also a communal gymnasium and a large communal roof terrace with great views across to the city.

Bowspirit Apartment, as mentioned before, is part of the popular Kent Wharf development on Creekside, which was only built a few years ago. This is located close to the Greenwich/Deptford divide and is only a short walk to both town centre, along with shops, mainline rail and DLR.

AT A GLANCE

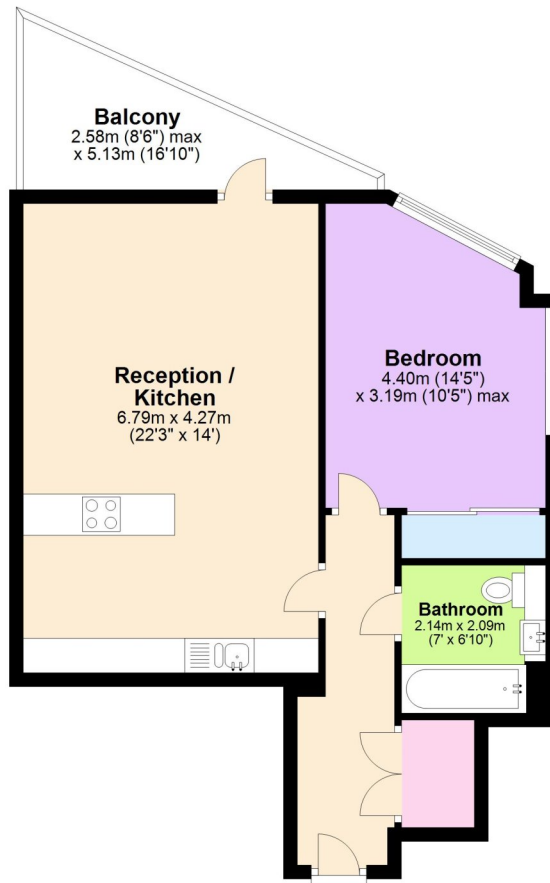
- one bedroom
- large, covered balcony
- Kent Wharf Development
- 610 sq. ft.
- dual aspect bedroom
- onsite concierge
- communal roof terrace
- hard wood flooring
- close to rail and shops





Second Floor

Approx. 56.6 sq. metres (609.5 sq. feet)



Total area: approx. 56.6 sq. metres (609.5 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+)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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