



Adagio Point, Deptford, London, SE8

£600,000 *Leasehold*

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A fabulous three-bedroom apartment situated on the 8th floor of the sought-after Adagio Point, offering stunning panoramic views across the river, Canary Wharf and the City skyline beyond.

KEY FEATURES

- 8th floor three-bedroom apartment Panoramic river, Canary Wharf & City views
- Approx. 970 sq ft
- Spacious reception with balcony
- Open-plan kitchen
- Master bedroom with en suite
- Two bathrooms



Greenwich

02030533033 | greenwich@winkworth.co.uk

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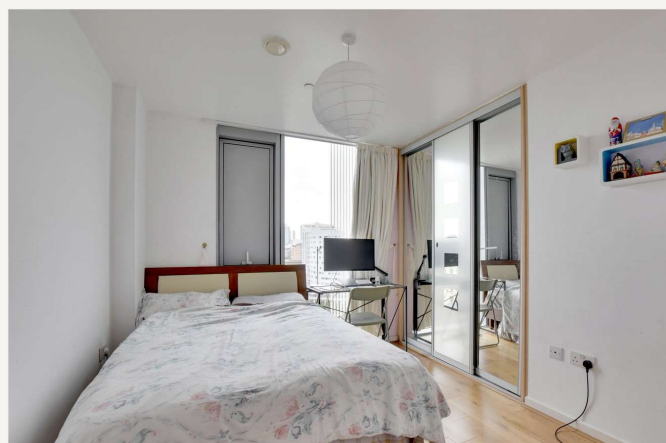
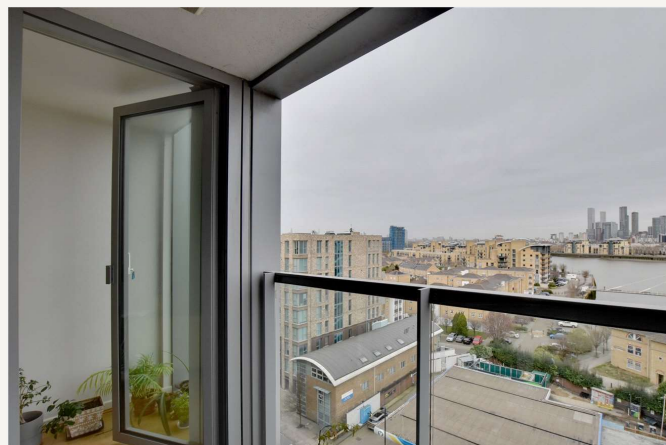
Extending to approximately 970 sq ft, this impressive home provides bright and well-proportioned accommodation throughout. The spacious reception room is flooded with natural light and enjoys direct access to a covered balcony, perfectly positioned to take in the aforementioned far-reaching views. The kitchen area is stylishly presented and open plan, creating an ideal space for both everyday living and entertaining.

There are three generous bedrooms, including a principal bedroom with a contemporary en suite shower room, in addition to a modern family bathroom.

Further benefits include video entry, concierge service and access to a large communal rooftop terrace, ideal for relaxing or socialising while enjoying spectacular outlooks.

Creekside is a popular and well-located development just to the west of Greenwich town centre and moments from the picturesque creek and river walkway. Greenwich offers an excellent array of shops and restaurants, a vibrant market, the expansive Royal Park with its Observatory and the National Maritime Museum, as well as the iconic Cutty Sark. Mainline rail, DLR and riverboat services are all close at hand, providing excellent transport links.

The property is offered with no onward chain.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 984 years
Service Charge: £5400 per annum
Ground Rent: £ 300 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
Is object modified: False



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 87 B | 87 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



<https://www.winkworth.co.uk/sale/property/GRE250348>

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.



Eighth Floor

Approx. 90.1 sq. metres (970.3 sq. feet)



Total area: approx. 90.1 sq. metres (970.3 sq. feet)

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