



## Bowspirit Apartments, Deptford, London, SE8

Guide Price £435,000-£450,000 *Leasehold*



Guide Price £535,000-550,000. A magnificent and larger-than-average one-bedroom apartment, positioned on the 11th floor of this modern development and extending to approximately 624 sq. ft. The property enjoys fabulous west-facing panoramic views across London and the river.

### KEY FEATURES

- 11th floor, one-bedroom apartment, 624 sq. ft.
- 22ft open-plan kitchen/living room
- Dual-aspect with covered balcony
- Double bedroom with fitted wardrobe
- High-spec bathroom
- Hardwood floors and gas central heating
- Onsite concierge, gym, and roof terrace



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Presented in immaculate condition throughout, the apartment features an impressive 22ft open-plan kitchen and living space, which is dual aspect and opens onto a generous covered balcony, ideal for enjoying the far-reaching skyline and river views. The well-proportioned double bedroom benefits from a fitted wardrobe and excellent natural light. The bathroom is finished to a high standard, complemented by good built-in storage throughout.

Further benefits include hardwood flooring, gas central heating, and the convenience of an onsite concierge. Residents also have access to a communal gymnasium and a large communal roof terrace.

Bowspirit Apartment forms part of the popular Kent Wharf development on Creekside, ideally positioned close to the Greenwich/Deptford border. The area offers bustling town centres, an excellent range of shops, cafés and restaurants, along with mainline rail, DLR and riverboat services, providing swift connections into Central London. Nearby attractions include UNESCO World Heritage listed Maritime Greenwich, home to the National Maritime Museum, the expansive Royal Greenwich Park, and its world-famous Royal Observatory.



MATERIAL INFORMATION

Tenure: Leasehold  
Term: 242 year  
Service Charge: £1721 per annum  
Ground Rent: £ 350 Annually (subject to increase)  
Council Tax Band: C  
EPC rating: B  
Is the property listed: Property is not listed

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

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	86 B	86 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

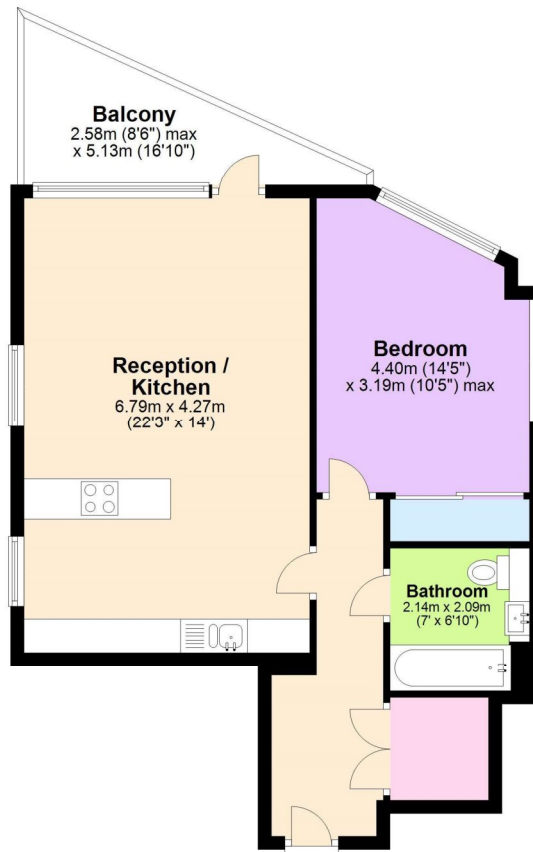


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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

## Eleventh Floor

Approx. 58.0 sq. metres (624.0 sq. feet)



Total area: approx. 58.0 sq. metres (624.0 sq. feet)

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