



Broadside House, Deptford, London, SE8

£350,000 *Leasehold*



A beautifully presented and larger than average, one bedroom first floor apartment, that measures circa 653 sq ft and features not only a winter garden balcony, but also an additional full width balcony!

KEY FEATURES

- stunning apartment
- lovely condition
- winter garden balcony
- 24ft kitchen living room
- gym and concierge
- close to town centre
- first floor (with lift)
- c653 sq ft
- extra full width balcony
- communal heating system
- Kent Wharf development
- short walk to rail and DLR



Greenwich

02030533033 | greenwich@winkworth.co.uk

Winkworth

for every step...



In excellent condition throughout, the property briefly comprises a large entrance hallway with a walk in cupboard. There is a super 24ft living room with a bright aspect. The room has a well configured open plan kitchen area, with fitted white goods and plenty of storage. There is a good sized double bedroom with fitted wardrobes and a well presented family bathroom. Both the reception and bedroom open up onto the winter garden balcony, which in turn open up onto a superb full width balcony.

Added features include a communal heating system, communal roof terrace, concierge service and a communal gymnasium. It's certainly worth mentioning that the flat has a very reasonable service charge, compared to other flats and developments in the area.

Kent Wharf is a supremely popular development built in 2016 and located just off Creekside. Both town centres of Deptford and Greenwich are close by, meaning there is a great selection of shops and restaurants, along with mainline rail, DLR and riverboat service.



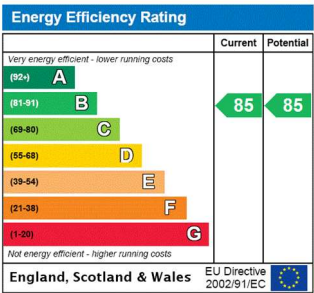
MATERIAL INFORMATION

Tenure: Leasehold
Term: 117 year and 0 months
Service Charge: £2227 per annum
Ground Rent: £ 250 Annually (subject to increase)
Council Tax Band: C
EPC rating: B
Is the property listed: No

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

Rights & Easements: tbc
Does the property for any easements: tbc
Does the property have public rights of way: tbc
Does the property have restrictions: tbc

Flooding:
Has the property flooded in the last 5 years: tbc
Last flood date: tbc
Does the property have flood defences: tbc
Sources of flooding: tbc



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



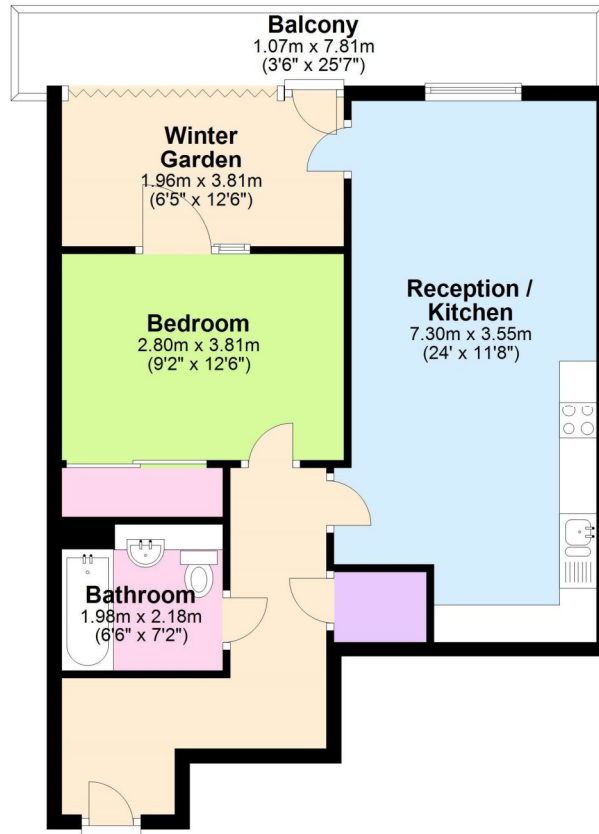
<https://www.winkworth.co.uk/sale/property/GRE240262>

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. 60.7 sq. metres (653.3 sq. feet)



Total area: approx. 60.7 sq. metres (653.3 sq. feet)

Greenwich

02030533033 | greenwich@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.