



## Greenfell Mansions, Deptford, London, SE8

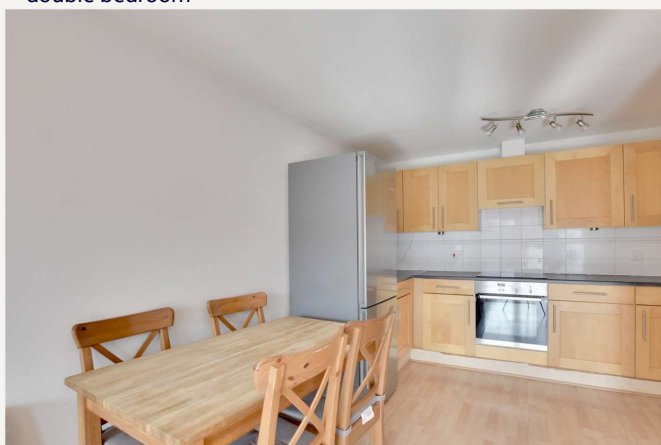
£385,000 *Share of Freehold*



We are delighted to offer this spacious one bedroom flat located within this immensely popular riverside development that sits on the river walk and is just moments from the town centre. Measuring circa 632 sq ft.

### KEY FEATURES

- One Bedroom Flat
- Very Spacious
- circa 632 sq ft
- large 22 ft kitchen/diner
- balcony
- bathroom and sep WC
- double bedroom



Greenwich

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In good condition, the property is certainly much larger than average and comprises a 22ft reception room, with open plan kitchen and opening onto a lovely curved private balcony with partial creek views. There is a spacious entrance hallway, with additional storage, a double bedroom and a modern family bathroom, along with a separate WC. Added benefits include video entry, well-kept communal grounds and a porter lodge on site. Underground parking is included.

Millennium Quay is perfectly located just to the west of the town centre. Not only is it adjacent to the river walk, but also a short walk over the footbridge to a large Waitrose. The centre of Greenwich offers a fantastic array of shops and restaurants, along with mainline rail, DLR and riverboat service. The Royal Park, with its Observatory, is also close by. Your earliest viewing is highly recommended.



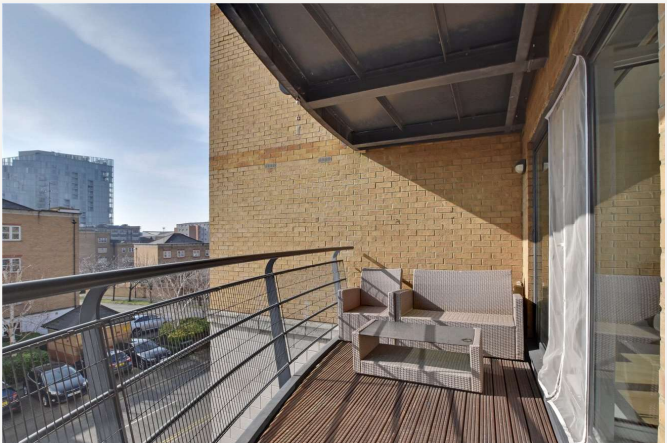
MATERIAL INFORMATION

Tenure: Share of Freehold  
Term: 183 year and 1 months  
Service Charge: £3377 per annum  
Ground Rent: tbc  
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:

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)	85	86
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

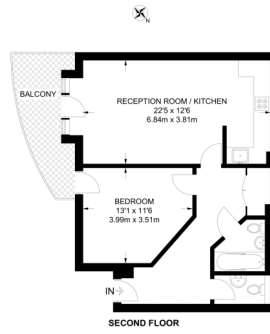
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/BLA170355>

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.





APPROXIMATE GROSS INTERNAL AREA  
632 SQ FT / 58.78 SQ M  
This plan has been drawn for illustrative and identification purposes only.

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