



**MERIDIAN POINT, DEPTFORD, LONDON, SE8**  
**£650,000 LEASEHOLD**

**AN OUTSTANDING AND FULLY REFURBISHED TWO BEDROOM SPLIT LEVEL APARTMENT, FOUND ON THE 4TH AND 5TH FLOOR OF THIS MODERN DEVELOPMENT LOCATED JUST TO THE WEST OF GREENWICH TOWN CENTRE.**

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Virtually Staged

## DESCRIPTION:

An outstanding and fully refurbished two bedroom split level apartment, found on the 4th and 5th floor of this modern development located just to the west of Greenwich Town centre. Featuring off street parking, a large private roof terrace and a separate balcony!

Presented in stunning order throughout, the property measures circa 974 sq ft and briefly comprises a fabulous and newly fitted 21ft kitchen/breakfast room that leads onto a large balcony. The entrance level also has two large double bedrooms, with one ensuite bathroom and one family bathroom just off the entrance hallway. Upstairs there is a lovely and bright reception room, with Juliette balcony and featuring great views across to Canary Wharf. The top floor also leads out onto a lovely private roof terrace.

Meridian Point is really well located on the corner of Creek Road and Glaisher Street. It is very close to the footbridge across the creek giving easy access to a large Waitrose based at New Capital Quay. The town centre is also on the doorstep, offering a wide variety of shops and restaurants, including mainline rail, DLR and riverboat service, plus of course the immensely popular Greenwich Market and Royal Park. Offered chain free.

## AT A GLANCE

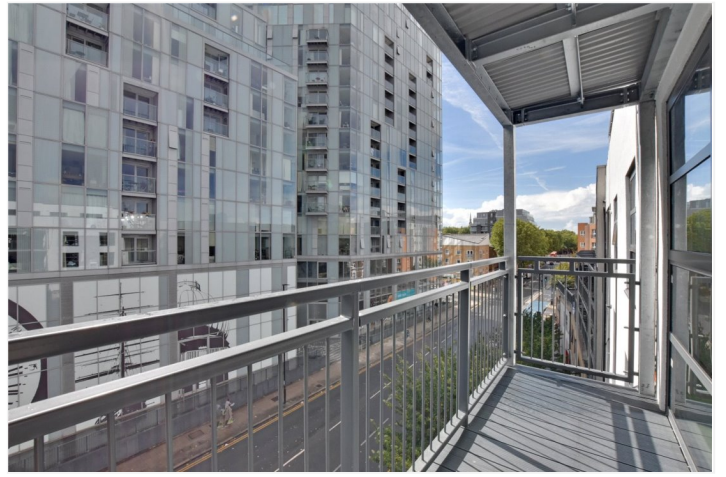
- stunning duplex apartment
- 2 bedrooms
- 4th and 5th floors
- private terrace and separate balcony
- secure parking space
- circa 974 sq ft
- beautifully refurbished
- outstanding 21ft kitchen/breakfast room
- two bathrooms



Virtually Staged

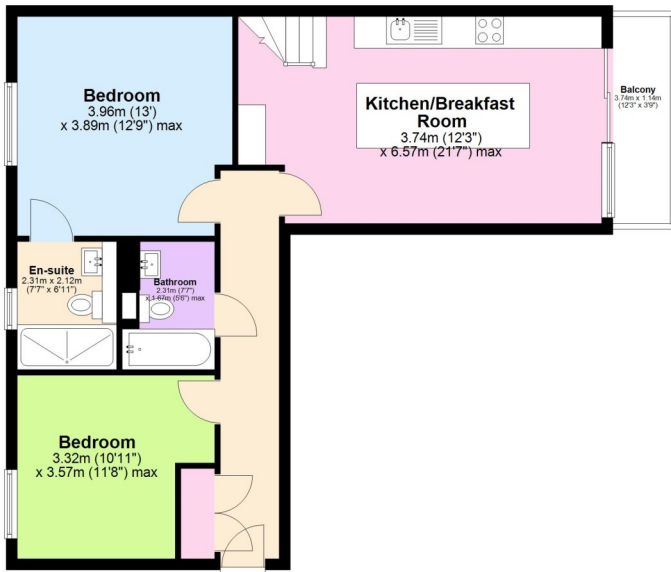






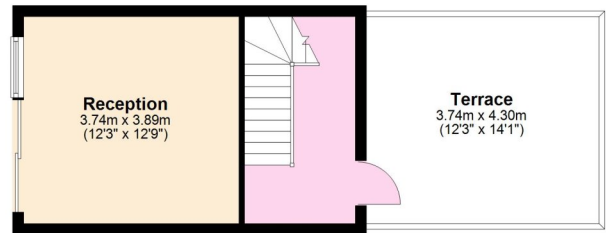
### Fourth Floor

Approx. 68.1 sq. metres (733.0 sq. feet)



### Fifth Floor

Approx. 22.4 sq. metres (241.0 sq. feet)



Total area: approx. 90.5 sq. metres (974.0 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Leasehold

**Term:** 977 year and 0 months

**Service Charge:** £3096 per annum

**Ground Rent:** £ 300 Annually (subject to increase)

**Council Tax Band:** C

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.

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