



## Broadside House, Deptford, London, SE8

Guide Price £600,000-£625,000 *Leasehold*

A stunning and light-filled three-bedroom penthouse, perfectly positioned just west of Greenwich town centre, a UNESCO World Heritage Site. This exceptional home offers two private roof terraces and approximately 935 sq ft of stylish, contemporary living space.



### KEY FEATURES

- stunning penthouse
- three bedrooms
- circa 935 sq ft
- two bathrooms
- two private terraces
- 5th floor with lift
- Kent Wharf development

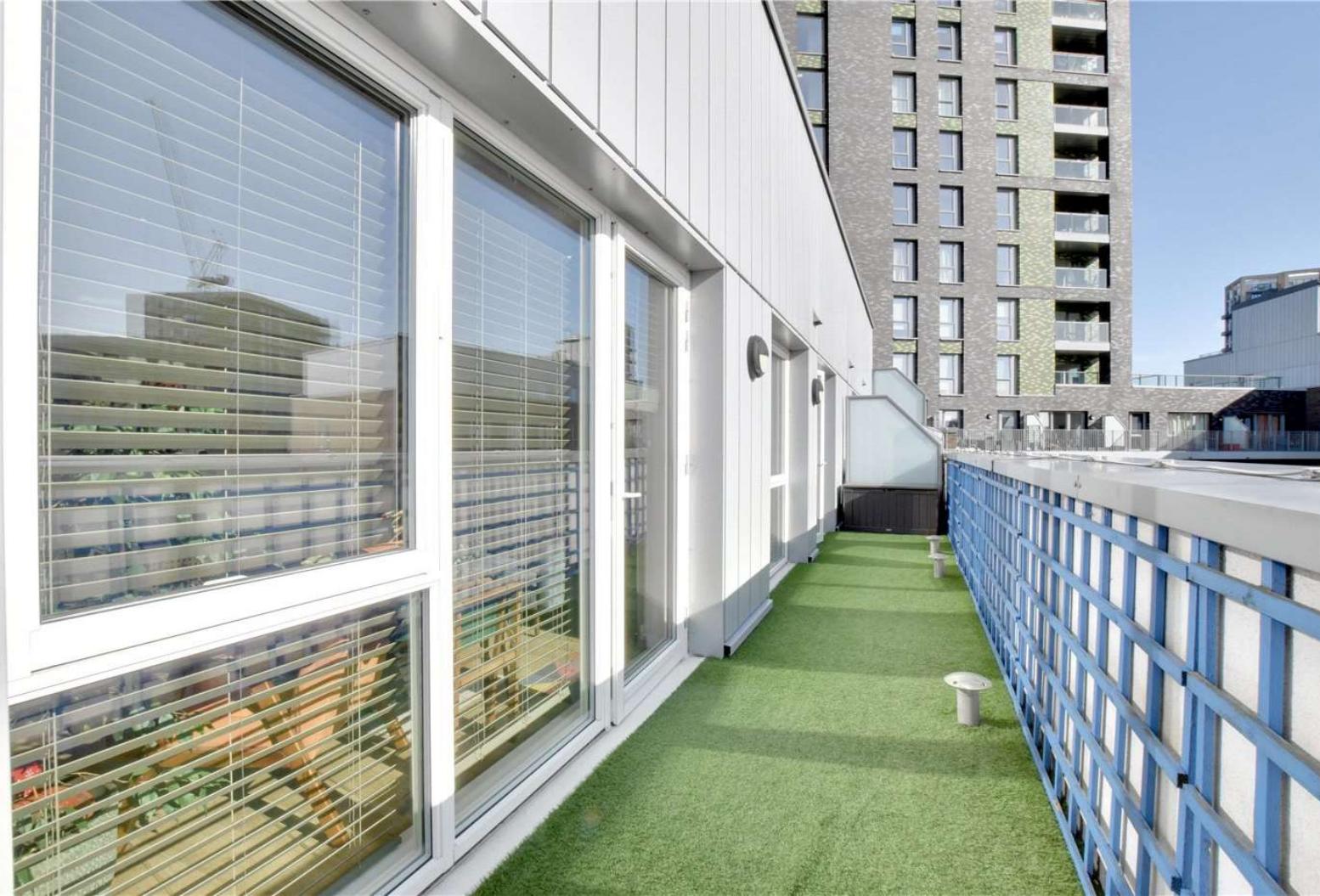


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Situated on the 5th floor with lift access, the property features a 23ft kitchen/living room that opens onto the large rear roof terrace, offering charming views over Greenwich. There are three generously sized bedrooms and two modern bathrooms, with the master suite boasting a walk-in wardrobe and direct access to the front terrace, providing panoramic views across London.

Additional benefits include a communal roof terrace, concierge service, secure bike storage, and a fully equipped gymnasium.

Kent Wharf is a prestigious new development located just off Creekside, within walking distance of Greenwich's historic town centre. Residents enjoy the vibrant bustling marketplace, boutique shops, restaurants, and Greenwich Park. Excellent transport links include mainline rail, DLR, and riverboat services, offering effortless access across London. Early viewings are highly recommended.



## MATERIAL INFORMATION

**Tenure:** Leasehold

**Term:** 240 year and 7 months

**Service Charge:** £2919 per annum

**Ground Rent:** £ 670 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

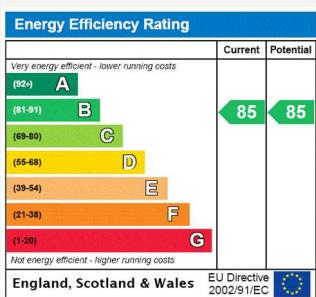
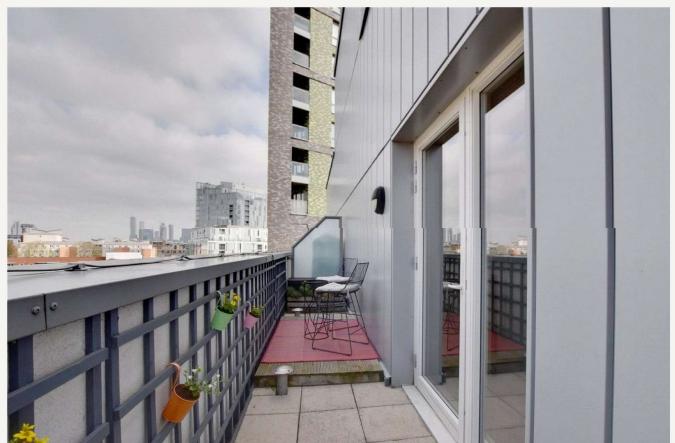
**Does the property have restrictions:** Property does not have restrictions

**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



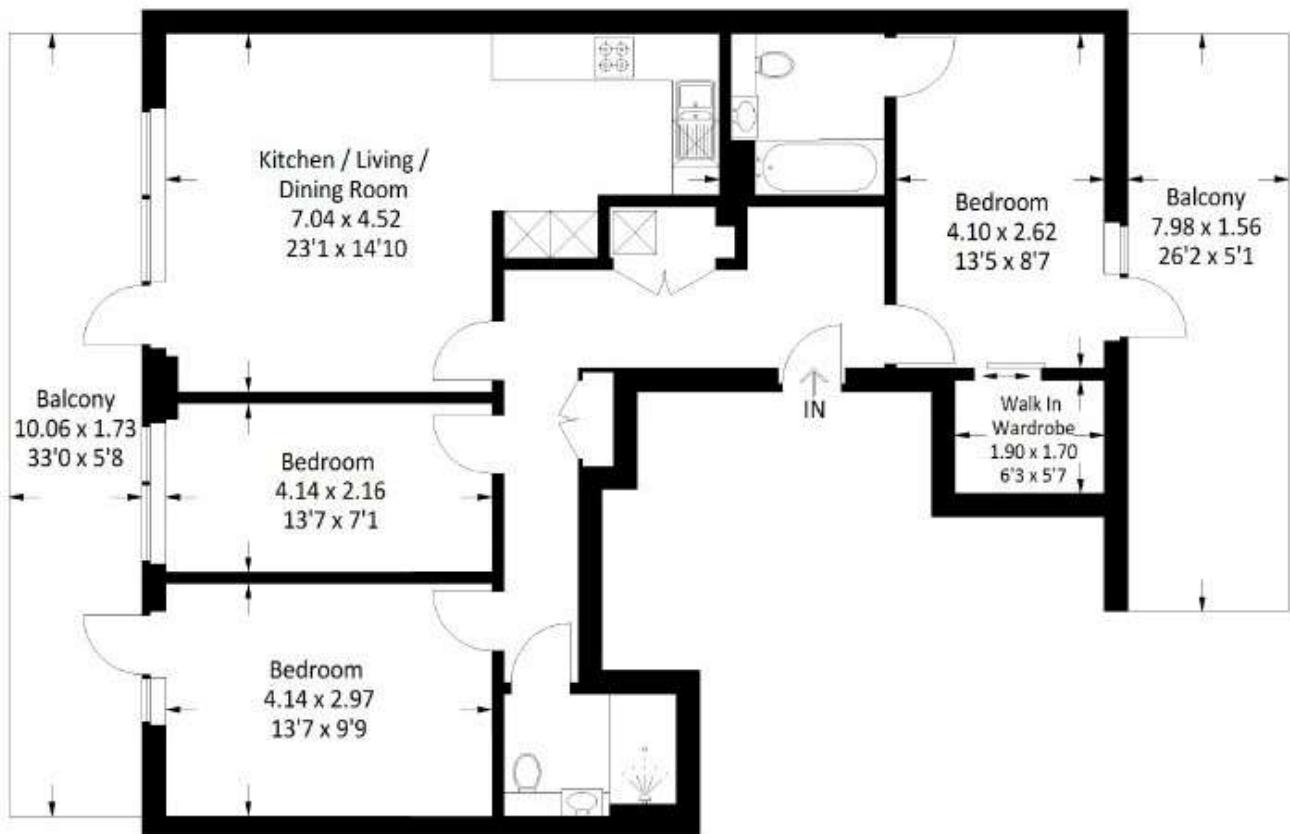
For more information, scan the QR code or visit the link below



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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.





Approximate Gross Internal Area = 86.9 sq m / 935 sq ft

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