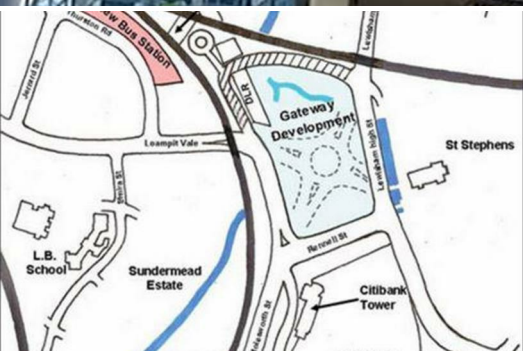


Flat in Lewisham, SE13

£345,000

BuyLondonFlat.com
Making your property move



Key Features

- Spacious 553 sq ft 1-bed apartment
- New riverside park, retail spaces
- 18min to Canary Wharf via DLR
- Situated on 14th floor, south facing
- Completion Q4 2016
- 8min to London Bridge by rail
- Adjacent to Lewisham DLR and rail
- Off-plan contract sale

BuyLondonFlat.com Ltd

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Registered Company Number 07798821

Description

BuyLondonFlat is proud to present a desirable 1-bed apartment in a brand new exciting development right next to Lewisham DLR and 1min from the train station. The apartment is on the 14th floor with north-facing views of Confluence Place, the new riverside park. Ideal for young professionals who would appreciate the quick commute via Rail or DLR to the City and Canary Wharf.

Lewisham Gateway is a brand new 24-storey tower that comprises a wide variety of studios, one, two and three apartments, numerous offering panoramic views of London's horizon, Blackheath or Greenwich. The first phase of a major regeneration project, the final development will boast a new riverside park, Confluence Place, new retail and commercial facilities, and a new pedestrianised road layout.

The apartment is currently under construction but will be completed very soon in Winter 2015. This is an opportunity to purchase the pre-exchanged contract of an off plan property for a lower than market value. Simply put, the property is still under construction, and you are buying the contract for the property from a private seller. This means you are able to buy the property at a significant discount compared to when the property is fully completed.

Payment structure

The structure for payments for this property is:

- 1) Agreed Price £345,000
- 2) Deposit on exchange of contract £64,524
- 4) Balance to the developer on completion of £280,476

Financing

Ideally you will be a full cash buyer, or if you need a mortgage, then you will need to have a bigger deposit than usual (usually around 30% and above)

ONE BEDROOM

TYPE 05

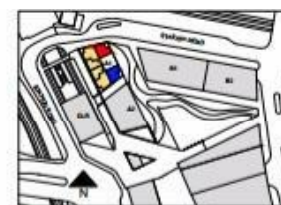
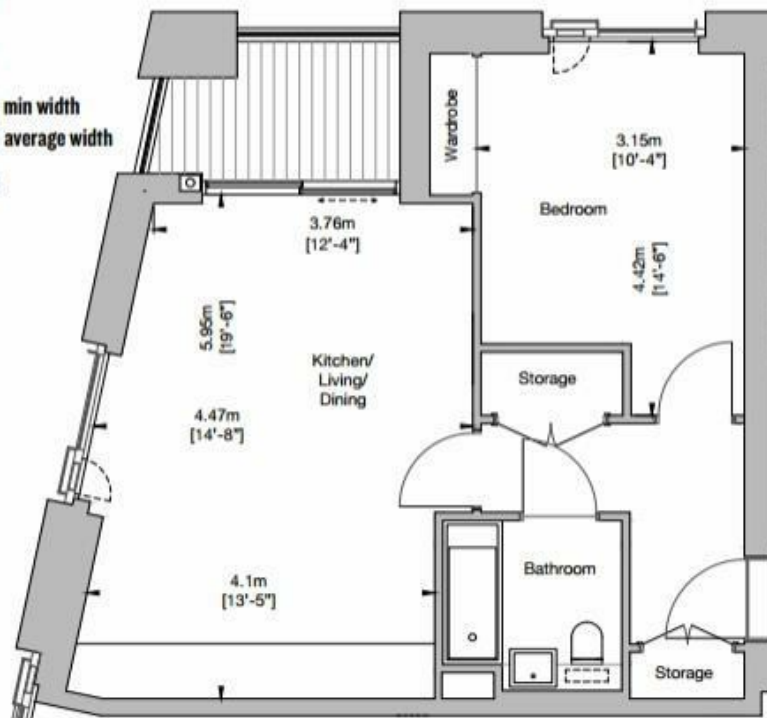
TOTAL AREA: 51.4 SQM/ 553.3 SQ FT

KITCHEN/ LIVING/ DINING 5.95m x 4.1m
19' 6" x 13' 5"
3.76m (12' 4") min width
4.47m (14' 8") average width

BEDROOM 4.42m x 3.15m
14' 6" x 10' 4"

APARTMENT LEVEL

APARTMENT	LEVEL
061	6
071	7
081	8
091	9
101	10
111	11
121	12
131	13
141	14
151	15
066 (handed)	6
076 (handed)	7
086 (handed)	8
096 (handed)	9
105 (handed)	10
115 (handed)	11
125 (handed)	12
135 (handed)	13
145 (handed)	14



Energy Efficiency and Environmental Impact

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Location Map

