



Sybil Phoenix Close |
London | SE8



VIA Properties are pleased to present this one-bedroom apartment located in South East London

67 years currently remaining on lease - please note the lease is to be renewed prior to completion and seller to pay for costs. | Great transport links | Close to local amenities | Large double bedroom | Residents parking | Wood flooring throughout

Asking price of £240,000 | Leasehold

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67 years currently remaining on lease - please note the lease is to be renewed prior to completion and seller to pay for costs.

THE PROPERTY COMPRISES OF:

- Large living room
- Fully tiled kitchen, accessed through the living room
- One large double bedroom
- Bathroom with bath and shower combination
- Electric heating

THE LOCATION:

Located moments away from Surrey Quays offering a vast selection of independent cafes, bars and restaurants

Also within walking distance of local the open green space of Deptford Park



There is easy access to Surrey Quays train station

Further details:

Lets be Social:

facebook.com/VIA.Properties.Estate.Agents

instagram.com/via.properties/

twitter.com/PropertiesByVia

1. MONEY LAUNDERING REGULATIONS -

Intending purchasers and tenants will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing a purchase or let

2: These particulars do not constitute part or all of an offer or contract or tenancy.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

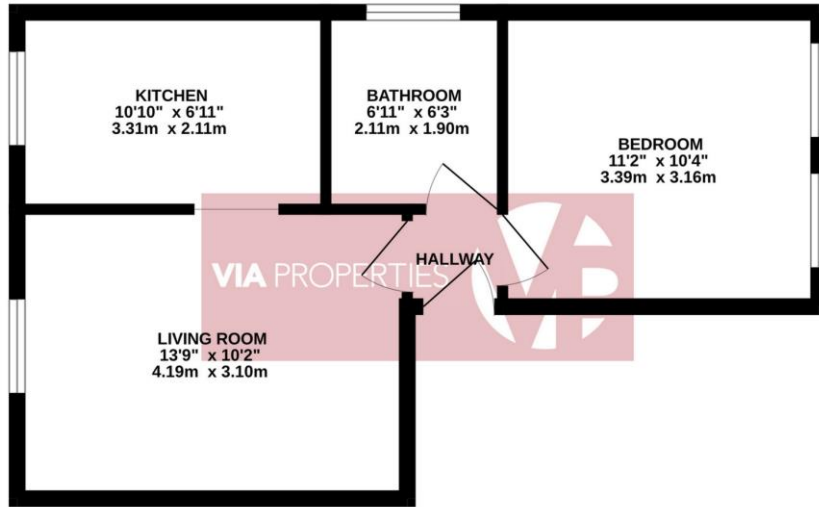
4: Potential buyers and tenants are advised to recheck the measurements before committing to any expense.

5: VIA Properties Ltd have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: VIA Properties Ltd has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



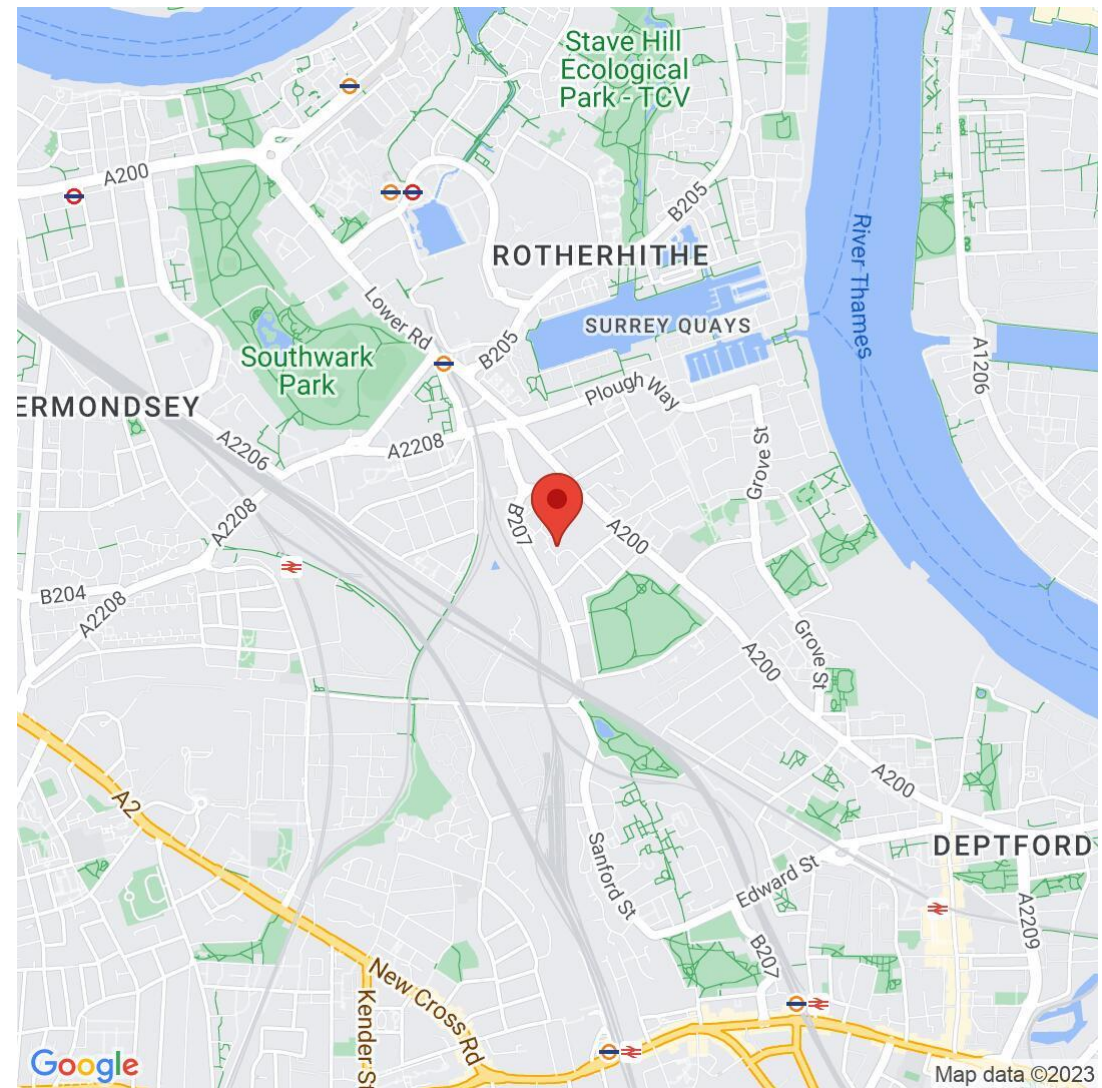
GROUND FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 385 sq.ft. (35.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	