



Arbor House, Moulding Lane, London SE14 6BS



## Arbor House, Moulding Lane, London, SE14

Leasehold (990 years remaining)

***A light and spacious, modern apartment on the third floor in the exciting, new Anthology Deptford Foundry development, a short walk to the Thames and Greenwich.***

### Key Features

- 2 Double bedrooms
- 2 Bathrooms
- Concierge services
- Great storage options
- Walk to New Cross & Deptford Rail
- Council Tax: D
- Service Charge: £4,569.16 p/a
- Ground Rent: £550 p/a
- EWS1 Compliant
- EPC: B

### The Accommodation

This lovely spacious apartment offers a high standard of finish and is light and airy throughout. It briefly comprises entrance hallway with built-in cupboards, spacious open plan reception room leading to a large, private balcony with views across London including The Shard. A fantastic modern kitchen with a range of integrated appliances.

Two good sized bedrooms with built in wardrobes, master with en-suite bathroom and a separate modern contemporary family bathroom.





## Sellers Comments

We were initially attracted to this area because of the strong transport links from both New Cross and Deptford and our commute into Central London has been so easy as a result.

However, by far the best aspect of living in Deptford Foundry has been the strong sense community amongst our neighbours in the development. We are going to miss that more than anything else when we move.

We've recently had our first child and have loved exploring the local parks, cafes, museums, libraries and play groups with her. It's made us fall in love with this neighbourhood even more.

Finally, we're going to miss the apartment itself so much too. It's so spacious and airy, warm in the winter and the triple aspect means we have a beautiful breeze through the property in the summer. We hope the new owners love it as much as we have.

## Outside

Anthology Deptford Foundry sits on the site of a former metal foundry formed in 1831 by engineer Josiah Stone. Its position in the heart of one of south east London's most vibrant and creative neighbourhoods and extremely well located for New Cross and Deptford mainline stations which provides excellent links to Canada Water (5mins), London Bridge (7mins), Cannon Street (10mins) Canary Wharf (20mins) and London's West End (25mins).

The property also benefits from secure bike storage and a 12 hour concierge service. Anthology Deptford Foundry offers a unique blend of artist studios and contemporary residential apartments, providing a unique community feel to the development.









# Arbor House

Approximate Gross Internal Area = 89.5 sq m / 963 sq ft

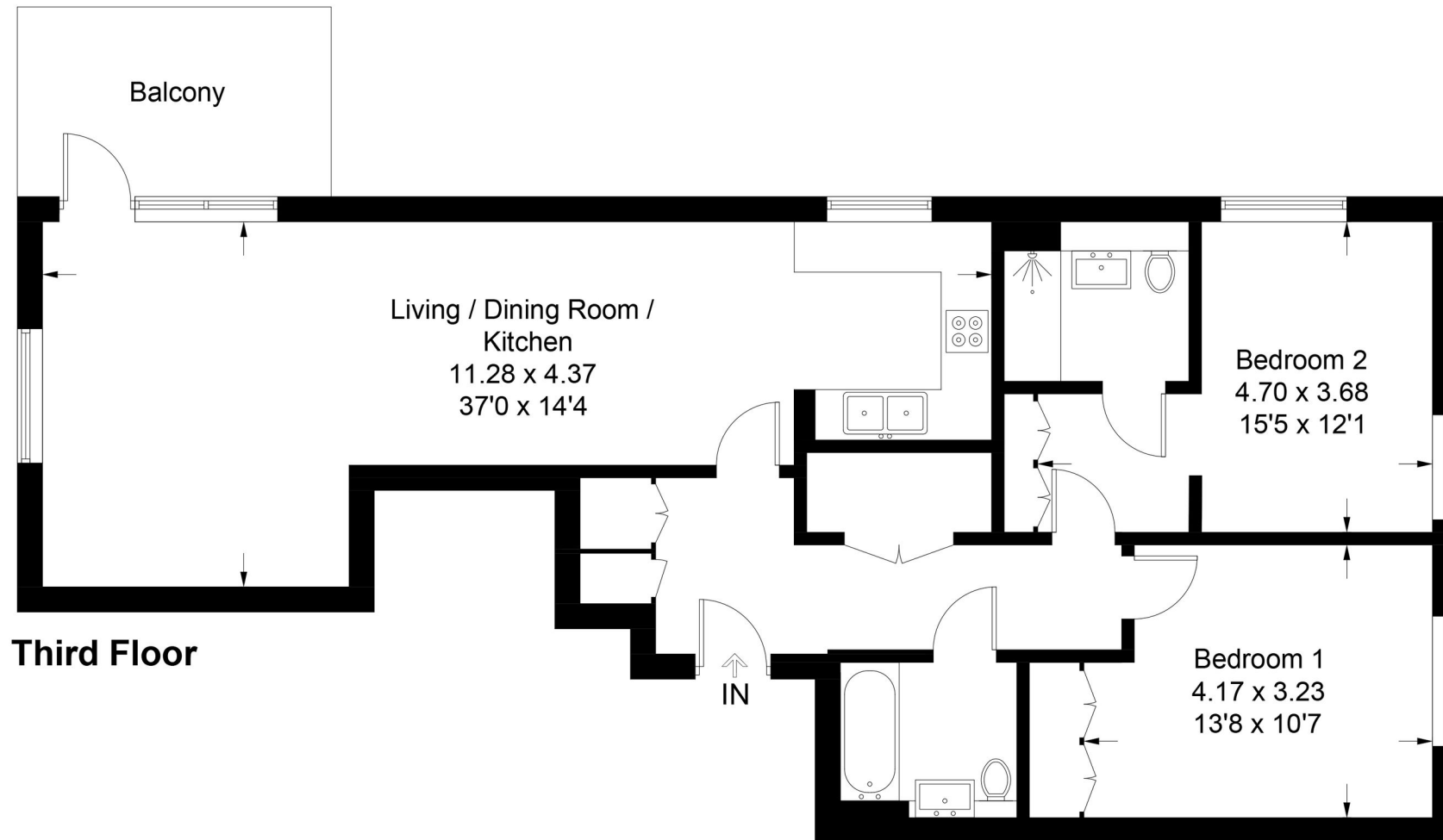


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