



## Rolt Street, SE8 5NN

Immaculately presented Victorian conversion apartment in a quiet residential street in the heart of ever so popular Deptford.  
Full of character and recently refurbished with attention to detail, this property truly stands out. The apartment boasts a naturally bright living room featuring bespoke shelving units, wooden flooring, and a working fireplace, a spacious kitchen with plenty of space to dine, the double bedroom, and a stylish bathroom.  
Iconic Deptford High Street and market is a short stroll away and the greenery of Folkestone Park, Deptford Park, as well as the River Thames are just moments away.

Service Charge: £200.85  
Ground Rent: £10.00  
Years on the lease: 95  
Council Tax Band: B

Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

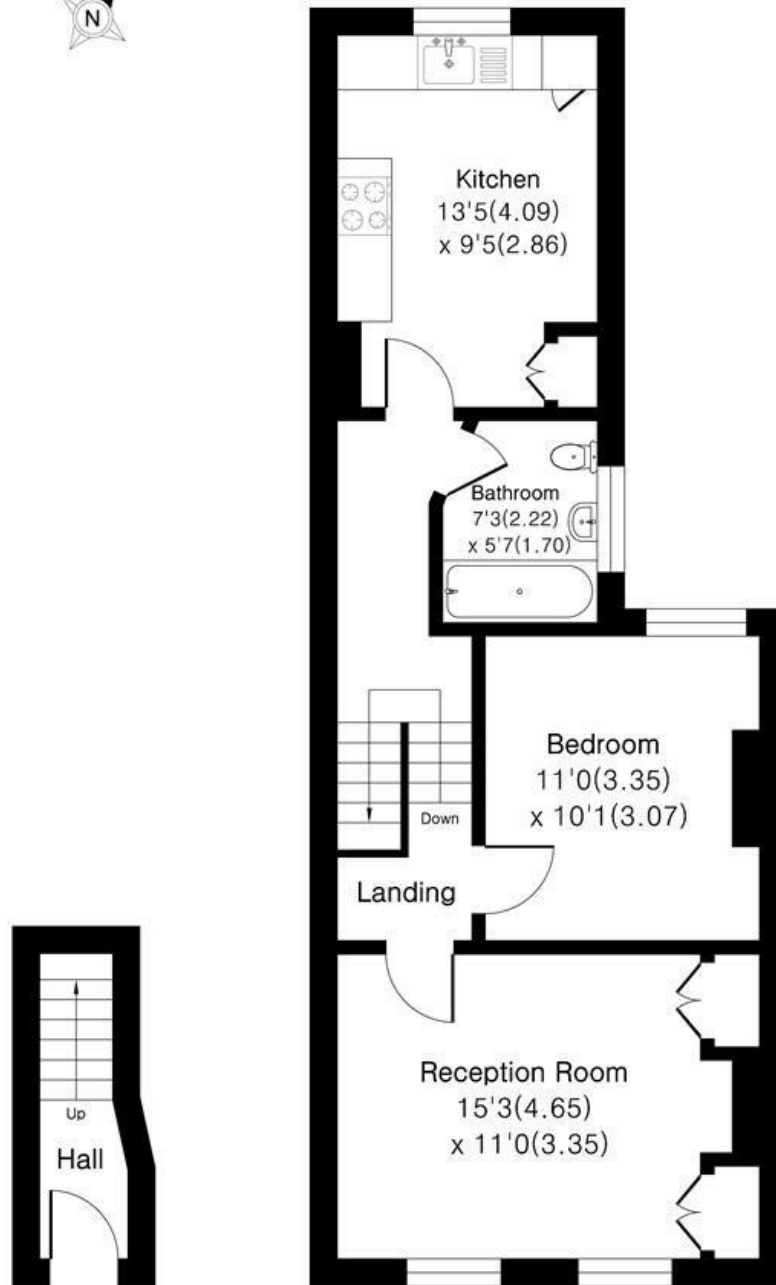
- Victorian Conversion Apartment
- Immaculately Presented
- Refurbished at High-Standards
- Naturally Bright
- Very Low Service Charge
- Tranquil Setting
- Ever So Popular Deptford

**Alex & Matteo**  
ESTATE AGENTS

**Offers in excess of £350,000**

# Rolt Street, SE8

Approximate Area = 575 sq ft / 53.4 sq m



Ground Floor First Floor



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential).  
Produced for Alex & Matteo Estate Agents.

| Energy Efficiency Rating                                          |         |           |
|-------------------------------------------------------------------|---------|-----------|
|                                                                   | Current | Potential |
| Very energy efficient - lower running costs                       |         |           |
| (92 plus) <b>A</b>                                                |         |           |
| (81-91) <b>B</b>                                                  |         |           |
| (69-80) <b>C</b>                                                  |         |           |
| (55-68) <b>D</b>                                                  | 67      | 74        |
| (39-54) <b>E</b>                                                  |         |           |
| (21-38) <b>F</b>                                                  |         |           |
| (1-20) <b>G</b>                                                   |         |           |
| Not energy efficient - higher running costs                       |         |           |
| <b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small> |         |           |