

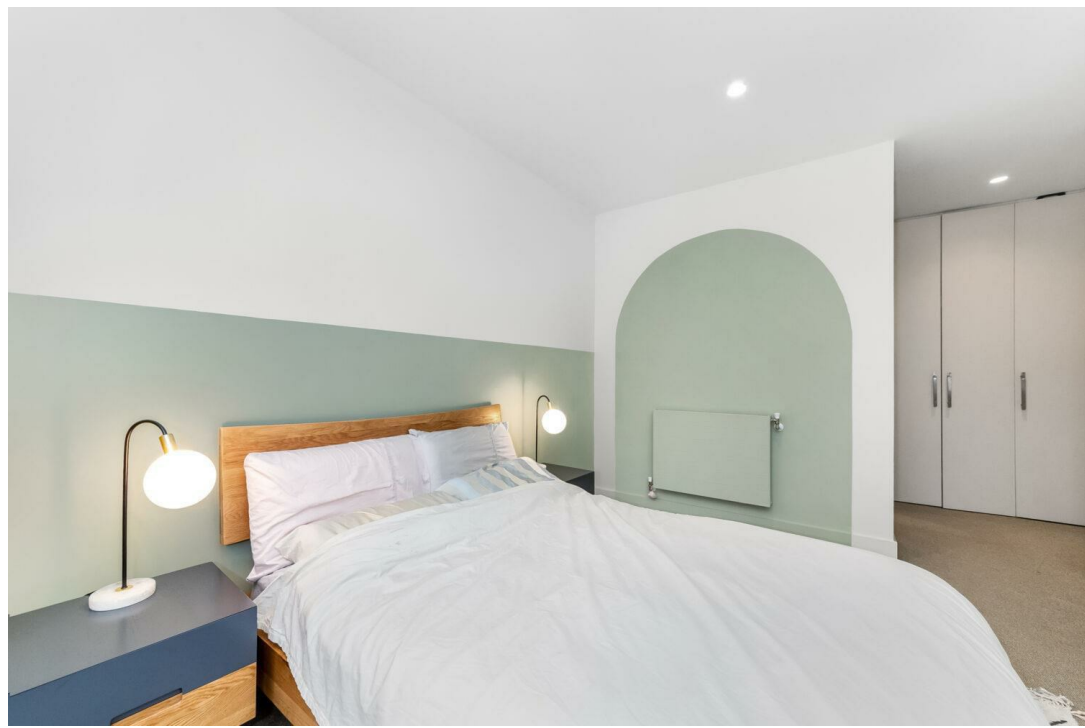


Moulding Lane, SE14 | Guide Price £500,000

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In General

- Two double bedrooms
- Two bathrooms
- Siemens appliances
- 17'6 sqft balcony with partial city views
- Concierge
- Bike storage
- Built in storage
- Great rail links
- Long lease

In Detail

**** Guide price £500,000 - £550,000 **** Introducing a superb two double bedroom apartment situated in a stunning modern block nestled between New Cross and Deptford. This third-floor gem features a private 78 sqft balcony with partial city views and access to communal gardens.

Spanning over 887 Sq. Ft., this spacious apartment offers a bright and airy 23-ft kitchen reception area adorned with Siemens appliances and a stylish breakfast bar. Additionally, the property boasts several storage cupboards throughout and triple glazed windows for added comfort and convenience. Accessible via a lift, the apartment comprises two large double bedrooms, one with an en-suite bathroom and ample storage, as well as a modern family bathroom.

Deptford Foundry development is a high quality development and was completed in late 2019. It features a collection of apartments finished to a high specification by this trusted developer. Residents enjoy additional benefits such as on-site concierge services available six days a week and offers secure bike storage facilities.

Ideally located for Deptford station (0.5 miles), New Cross (0.5 miles) & New Cross Gate (0.7 miles) for regular Overground and National Rail services into London Cannon Street, London Bridge, Clapham Junction, Kings Cross, Farringdon and Shoreditch High Street as well as the excellent bars, cafes and fooderies of Deptford and New Cross. Deptford Bridge station is also within a short distance from the flat.

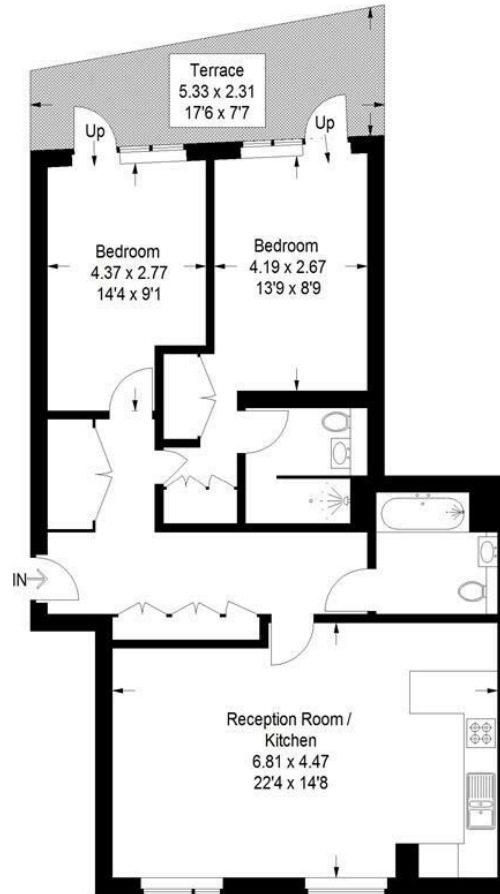
EPC: B | Council Tax Band: D | Lease: 992 years remaining | SC: £387 pcm | GR: £540 pa | BI: TBC



Floorplan

Molten Court, SE14

Approximate Gross Internal Area
82.4 sq m / 887 sq ft



Third Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A		86	86
81-101) 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	

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