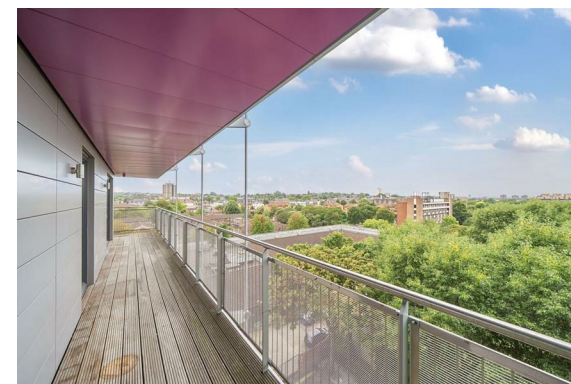




Tinderbox House, Octavius Street, London, SE8 4BY

- Contemporary 2 Bed/2 Bath Apartment
- Sixth Floor with Great Views
- Lease 240 years
- Bright, Airy, Sun-filled with Balcony
- Deptford High Street 0.1 miles
- 24ft Kitchen / Lounge / Diner
- Impressive 832sq ft Layout
- Sold Chain Free
- Deptford station 0.1 miles
- EPC Grade B

Asking Price £450,000



Tinderbox House, Octavius Street, London, SE8 4BY

Chain Free, two-bedroom, two-bathroom apartment with wrap-around balcony on the sixth floor of Tinderbox House offering modern living in the heart of Deptford.

It has an airy, open-plan layout – kitchen, lounge, diner - which is bathed in natural light from floor-to-ceiling double glazed windows, with warm wood flooring and neutral décor, creating a calm, contemporary feel. The fully fitted kitchen features high gloss cabinets, integrated appliances and plenty of worktop space, making it perfect for both cooking and entertaining.

Both double bedrooms also have full height double glazed windows. The main bedroom has a modern ensuite shower room. The main bathroom has a modern three-piece suite with shower over bath. A utility cupboard provides additional storage, while lift access, secure entry and a concierge service add convenience.

Deptford rail station is 150 metres around the corner, just 6 minutes direct to London Bridge, and 12 minutes to Cannon Street. Deptford Market Yard is just below and Deptford High Street is 100 metres further on, with new cafes and bars opening all the time.

The Lease has 240 years remaining: Ground Rent £390.40pa

Don't miss out on the opportunity to own this stylish apartment. Call the Sales Team at Hunters to book your viewing!

Deptford station 0.1 miles - Trains to London Bridge, Charing Cross & St Pancras International stations
Deptford High Street- shops, cafes and market -0.1 miles
Greenwich station, shops and market - 1 mile

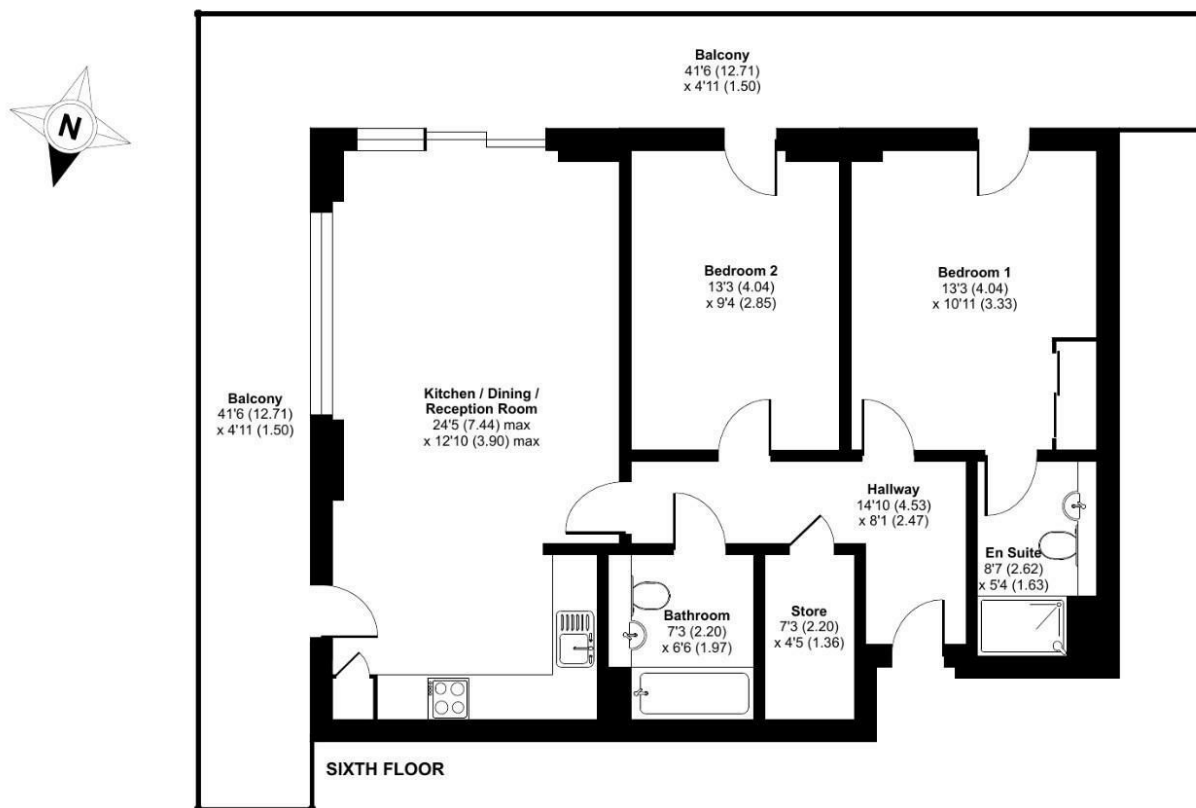




Octavius Street, London, SE8

Approximate Area = 832 sq ft / 77.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Hunters. REF: 1336480

Viewings

Please contact surreyquays@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.