

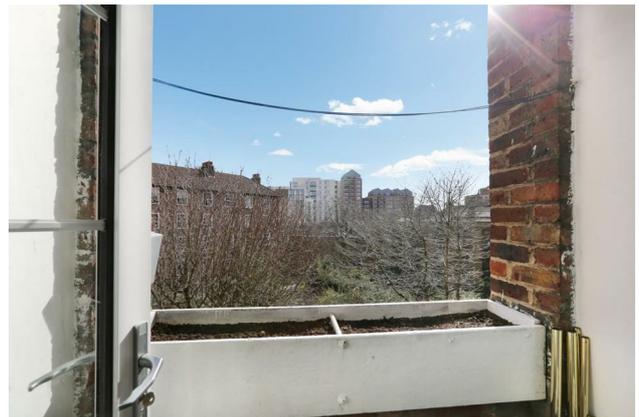
HUNTERS®

HERE TO GET *you* THERE

Wilshaw House, Deptford Church Street, London, SE8 4SG

Guide Price £275,000 to £300,000

Property Images



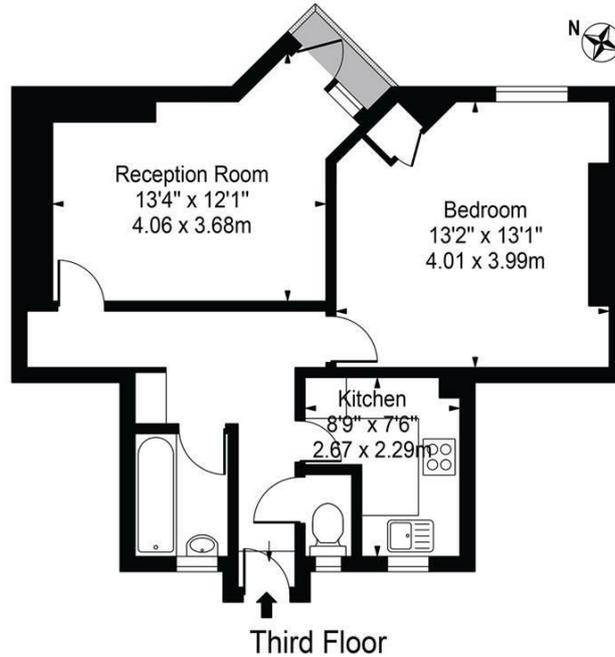
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Wilshaw House,
Deptford Church Street, SE8 4SG
Approx. Gross Internal Area 501 Sq Ft - 46.54 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

EPC

| Energy Efficiency Rating | | Current | Potential |
|---|----------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 79 | 80 |
| (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 | | |

Map



Details

Type: Apartment Beds: 1 Bathrooms: 1 Receptions: 1 Tenure: Leasehold

GUIDE PRICE £275,000 to £300,000

CHAIN-FREE

New to the market is the well-proportioned one bedroom third-floor apartment situated on the desirable Deptford Church Street. The property offers one double bedroom offering approximately 170sqft of room, a living room providing approximately 150sqft of space with a private balcony, a separate kitchen and a family bathroom with a separate WC. There is also the added benefit of well maintained communal gardens.

Situated in Deptford Church Street, Deptford offers a plethora of shops, restaurants and amenities as well as good schools, great transport links, parks and green spaces.

Deptford is ideally located in the heart of South East London and border Greenwich, Blackheath, Lewisham and Surrey Quays.

Features

• GUIDE PRICE £275,000 TO £300,000 • CHAIN-FREE • PURPOSE BUILT 3RD FLOOR APARTMENT • IDEAL LOCATION • LIVING ROOM WITH PRIVATE BALCONY • ONE DOUBLE BEDROOM • SEPARATE KITCHEN • FAMILY BATHROOM

EPC RATING: TBC

Council tax band: A

Tenure: Leasehold

Guide Price £275,000 to £300,000

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Here is what the owner has to say:

Some of our favourite things about the flat: the bedroom is a good size and has a small cosy balcony that overlooks the courtyard. Also its walking distance to lots of cool restaurants and things to do like museums, the river, etc and 2 min walk to a pub, a bakery and a local pool.

In terms of renovation we put in a new boiler in 2018.

Restaurants locally include:

The Vietnames Restaurant Pho Me, Marcella – a very popular Italian, The Paddy Wok, Sultan Sofrasi Greenwich offering popular Turkish Cuisine and for Seafood you should visit Monika Restaurant : Seafood & Grill Deptford.

Deptford Mark Yard also offers a selection of bars and restaurants.

For Boutique Coffee shops you have The Drip, The Coffee Room and The Waiting Room Coffee Bar.

There are Supermarkets including Tescos and Waitrose as well as a number of smaller Convenience Stores.

Schools locally include:

Tidemill Academy Primary: Behaviour and attitudes – Good, Early years provision – Outstanding, Leadership and management – Good, Personal development – Outstanding, The quality of education - Good

St Josephs Catholic Primary School: Behaviour and attitudes – Good, Early years provision – Good, Leadership and management – Good, Personal development – Good, The quality of education - Good

Addey and Stanhope School: Leadership and management – Good, Outcomes for pupils – Good, Personal development, behaviour and welfare – Good, Quality of teaching, learning and assessment - Good

Great Transport Links:

Within easy reach you have Greenwich, Deptford and New Cross Gate Stations.

New Cross Gate offers access to:

London Bridge in 15 minutes
Canada Water in 10 minutes
London Victoria in 20 minutes

Greenwich Station offers access to:

London Bridge in 15 minutes
Cannon Street in 15 minutes

Greenwich DLR

Offers access to Bank, Canary Wharf, Stratford and Lewisham.

There are also numerous bus routes offering easy access to not only the surrounding area but the City of London both through the day and night.

Parks and Greens Spaces:

The most sought after and famous park is Greenwich Park which offers long walks and Panoramic views across London. Close to this you will find the Greenwich Maritime Museum and the Cutty Sark where locally you can enjoy a huge range of independent shops and boutique restaurants.

Blackheath Common is also very popular and you also have Deptford Park to be enjoyed.

Hunters estate agents Forest Hill have sold several houses and flats near Wilshaw House in SE8 over the last 10 years. The stats from a sale include:

- Offers received for 101.76% of the guide price
- 26 viewings
- 18 offers received (69.2% of offers were received compared to viewings!)

Hunters also let and manage properties close to Wilshaw House, SE8

Verified Material Information

Council Tax band: A

Tenure: Leasehold

Lease length: 90 years remaining (113 years from 2003)

Ground rent: £10 pa

Service charge: £1131.997 pa

Lease restrictions: Standard/typical restrictions imposed by Lewisham Council

Property type: Flat

Property construction: Standard construction

Energy Performance rating: No Certificate

Number and types of room: 1 bedroom

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Great, EE - Good

Parking: None

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.