



**Alex & Matteo**  
ESTATE AGENTS



## Deptford High Street, London, SE8 4NS

### **\*\*Large Private Terrace\*\***

A generous two bedroom apartment; located moments from Deptford Station and the local Deptford Market Yard.

The apartment features a spacious open-plan modern kitchen and reception room, a generous master bedroom with access to a private terrace, well proportioned second bedroom, and a stylish bathroom. Additional storage can be found in the hallway. The apartment is within easy reach of a plethora of local amenities such as cafes, restaurants, galleries, as well as the greenery of both St. Paul's Churchyard gardens and Ferranti Park.

Years on Lease - 100

Annual Service Charge - £2,183.51

Annual Ground Rent - £50

Council Tax Band - C

Council tax, property size 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.

- Generous Two Bedroom Apartment
- Large Private Terrace
- Naturally Bright
- Modern Kitchen
- Excellent Location
- Good Transport Links
- Chain Free

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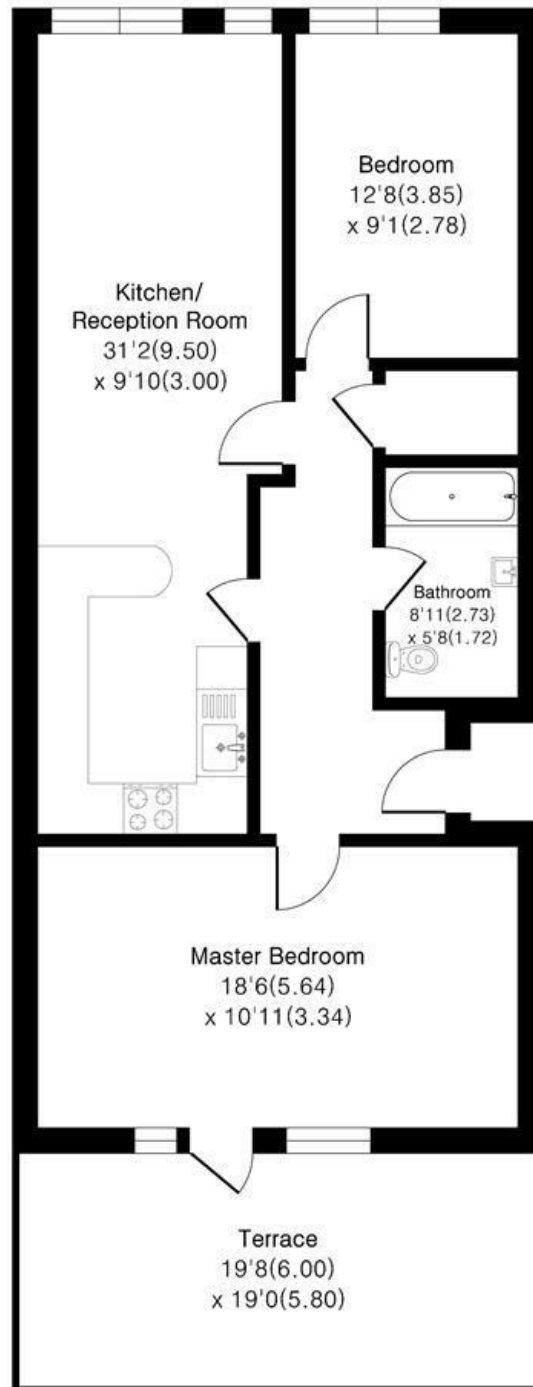
**Guide price £400,000**



## Deptford High Street, SE8

Approximate Area = 779 sq ft / 72.3 sq m

For identification only - Not To Scale



### Second Floor

Alex & Matteo

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>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 63      | 74        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |