



**Alex & Matteo**  
ESTATE AGENTS



## Deptford High Street, London, SE8 4NS

GUIDE PRICE £400,000 - £425,000

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

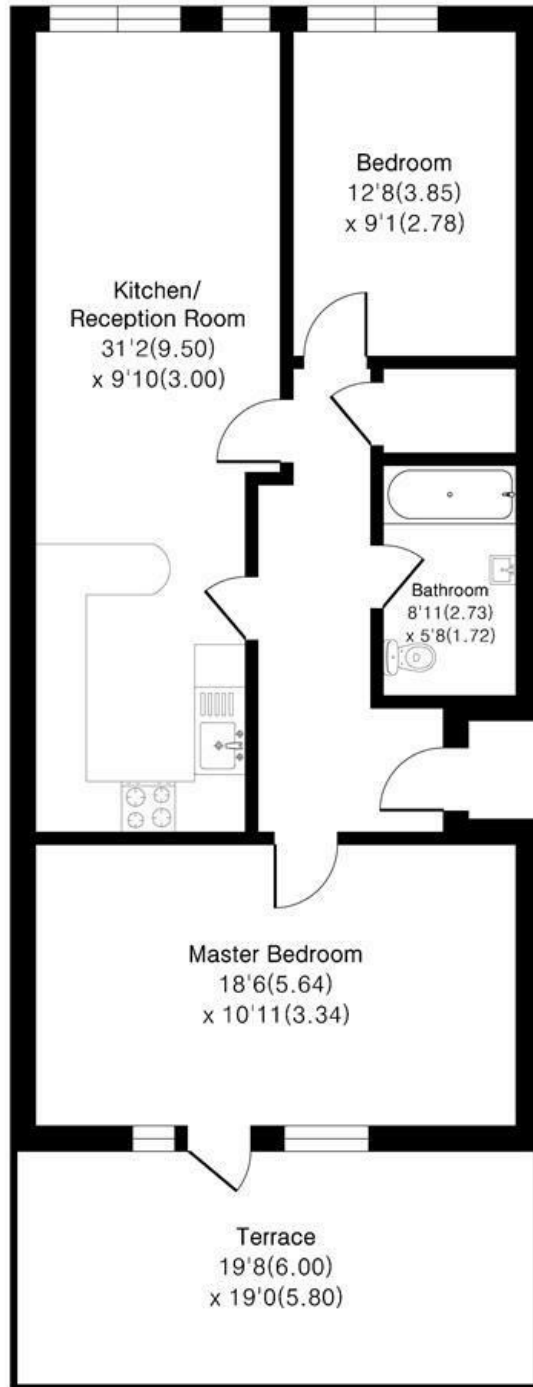
**Alex & Matteo**  
ESTATE AGENTS

**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



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>		<b>63</b>	<b>74</b>
(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>		EU Directive 2002/91/EC	