



## Moulding Place, Deptford, SE14 6BU

Guide Price £450,000 to £475,000. A modern two bedroom, two bathroom apartment boasting a spacious private patio garden and located a walk away from New Cross Overground.

The apartment features a naturally bright open-plan reception room and modern kitchen with space to dine, a south-west facing private patio garden two well-proportioned double bedrooms with built-in storage and one complete with an en-suite, as well as a stylish family bathroom. Additional storage can be found in the hallway. The property is located within walking distance of local restaurants, bars, art gallery, Fordham Park, Folkestone Garden, and Deptford Market Yard.

Years on Lease - 989 years  
 Annual Service Charge - £3,780  
 Annual Ground Rent - £500  
 Council Tax Band - D

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.

- Chain Free
- Generous Private South-West Facing Patio Garden
- Modern Two Bedroom Apartment
- Plenty of Storage
- Close to Local Amenities
- Good Transport Links
- 12hr Concierge (7am-7pm) 6 days a week
- Moulding Lane is Pedestrian only; far away from road traffic
- Enclosed Bike Storage
- Friendly Neighbours

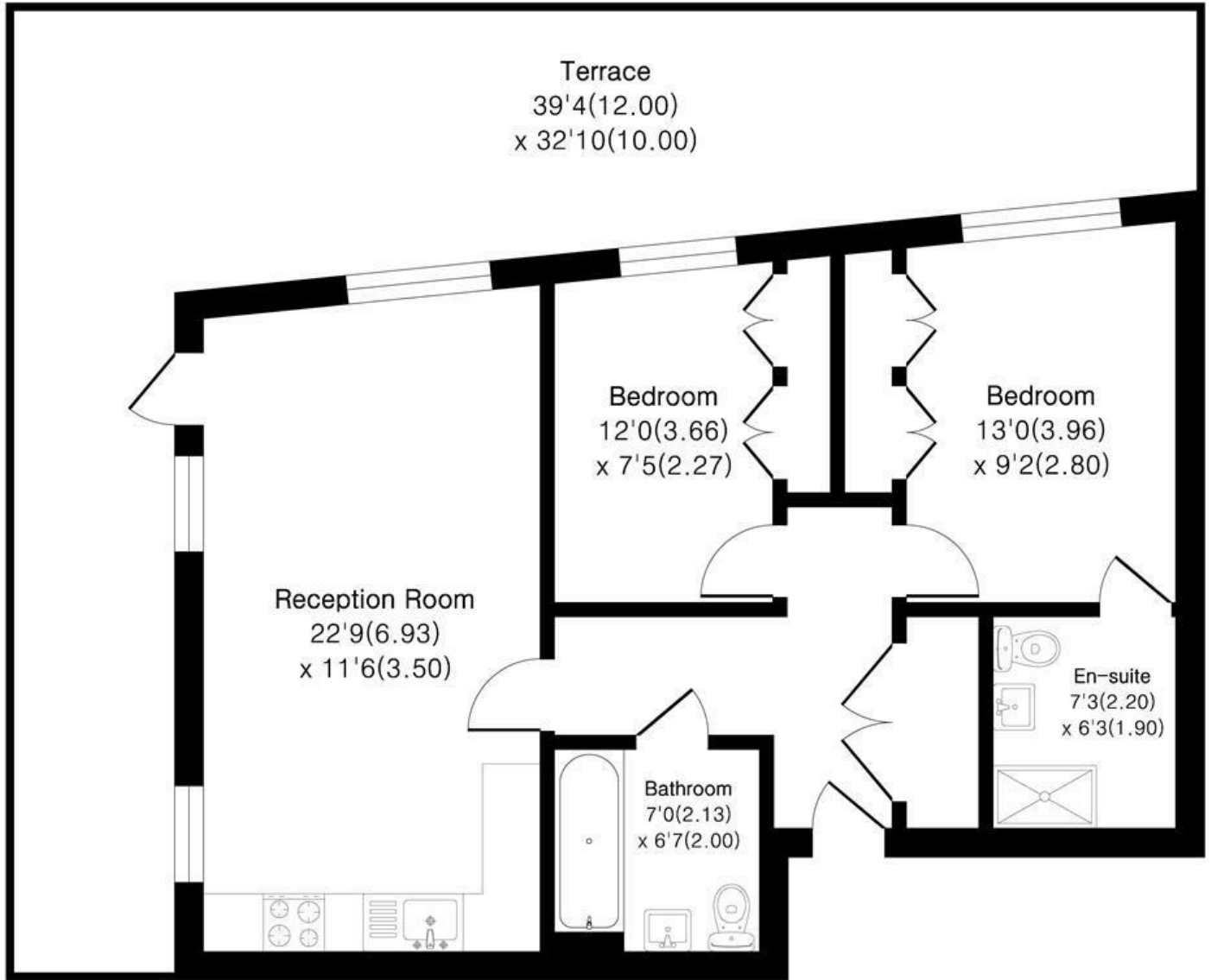
**Alex & Matteo**  
 ESTATE AGENTS

**Guide price £450,000**

# Fettle Court, Mouldin Place, SE14 6BU

Approximate Area = 711 sq ft / 66.0 sq m

For identification only - Not To Scale



## Ground Floor

**Alex & Matteo**  
ESTATE AGENTS

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>		<b>83</b>	<b>83</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			
England & Wales		EU Directive 2002/91/EC	