



BOWSPIRIT APARTMENTS, DEPTFORD, LONDON, SE8
£430,000 LEASEHOLD

A MAGNIFICENT AND LARGE ONE BEDROOM, 6TH FLOOR, APARTMENT THAT MEASURES CIRCA 624 SQ. FT. AND BOASTS FANTASTIC, WEST FACING VIEWS ACROSS LONDON! EWS1 COMPLIANT!

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DESCRIPTION:

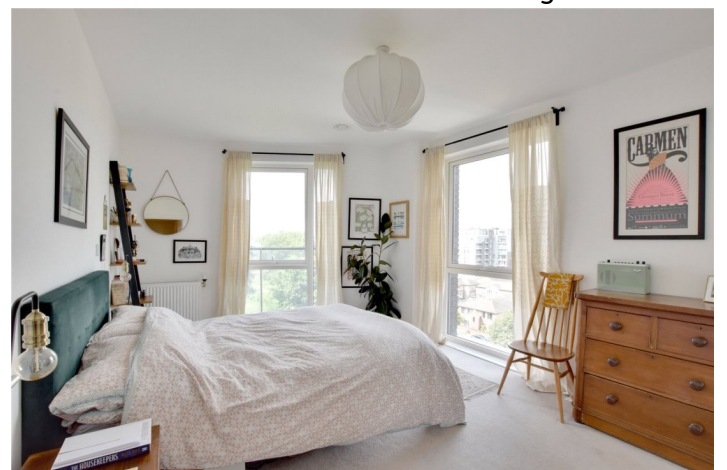
A magnificent and large one bedroom, 6th floor, apartment that measures circa 624 sq. ft. and boasts fantastic, west facing views across London! EWS1 COMPLIANT!

In perfect condition throughout the property comprises of a super 22ft open plan kitchen/living room, which is double aspect and has access onto a large covered balcony, with the aforementioned views. There is a good sized double bedroom, with a fitted wardrobe, also with great views. The bathroom is fitted to the highest standard and the property boasts good storage. Added features include hard wood flooring, gas central heating and a concierge onsite. There is also a communal gymnasium and a large communal roof terrace.

Bowspirit Apartment is part of the popular Kent Wharf development on Creekside, which was only built a few years ago. This is located close to the Greenwich/Deptford divide and is only a short walk to both town centre, along with shops, mainline rail and DLR.

AT A GLANCE

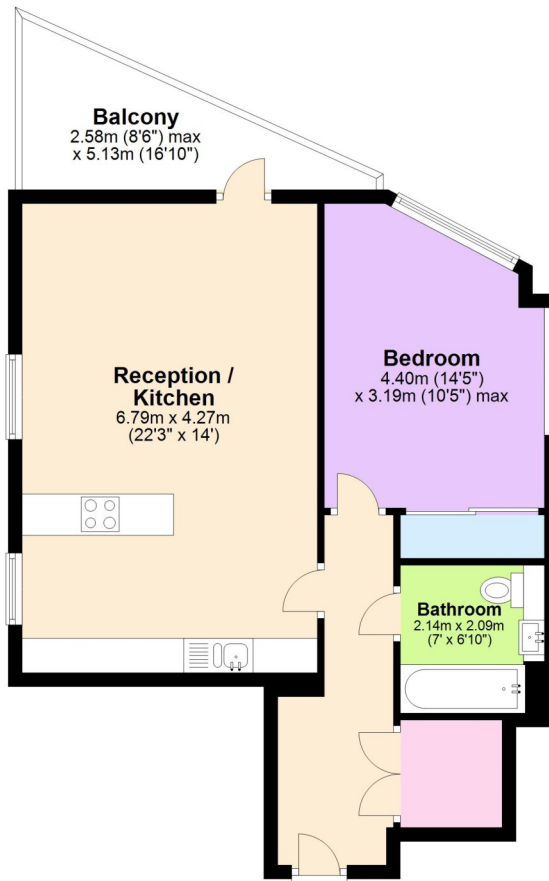
- one bedroom apartment
- EWS1 compliant
- 6th floor with lift
- outstanding views
- 624 square foot
- perfect condition
- communal rooftop garden
- large covered balcony
- concierge
- communal gymnasium
- hard wood flooring





Sixth Floor

Approx. 58.0 sq. metres (624.0 sq. feet)



Total area: approx. 58.0 sq. metres (624.0 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 243 year and 0 months

Service Charge: £1700 per annum

Ground Rent: £ 350 Annually (subject to increase)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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