



MONTANA BUILDING, LEWISHAM, LONDON, SE13
GUIDE PRICE £450,000-£470,000 LEASEHOLD

A SUPERB TWO BEDROOM APARTMENT THAT MEASURES CIRCA 776 SQ FT THAT IS PART OF THIS HUGELY POPULAR DEVELOPMENT LOCATED ADJACENT TO DEPTFORD BRIDGE DLR AND CLOSE TO GREENWICH TOWN CENTRE.

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DESCRIPTION:

Guide Price £450,000-£470,000. A superb two bedroom apartment that measures circa 776 sq ft that is part of this hugely popular development located adjacent to Deptford Bridge DLR and close to Greenwich town centre.

In beautiful order throughout, the property comprises a large 20ft L shaped reception room, with a well fitted open plan kitchen area, that features fitted white goods. This in turn opens onto an L shaped private covered balcony which has pleasant south easterly views. There are two double bedrooms and two modern bathrooms, including an ensuite. The master room has fitted wardrobes and there is also plenty of extra storage. Added benefits include video entry and also a concierge on site. There is also a communal gymnasium and swimming pool, along with communal grounds.

Deals Gateway is located on Blackheath Road and sits on the borders of West Greenwich and Deptford. This means it is ideally located for quick access to a huge selection of shops and restaurants. Along with DLR, the property is also close to mainline rail and riverboat service, along with Greenwich Park and the open heath!

AT A GLANCE

- superb apartment
- two bedrooms
- circa 776 sq ft
- 4th floor (with lift)
- two bathrooms
- 20ft kitchen living room
- L shaped balcony
- communal gym and pool
- great storage
- adjacent to DLR
- close to shops



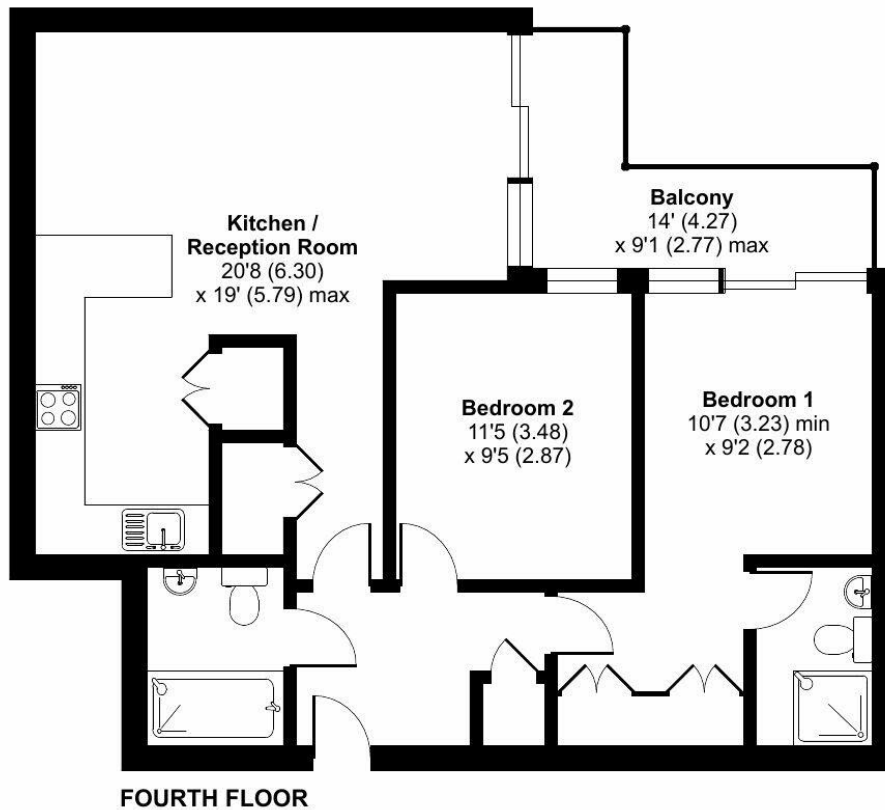


Montana Building, Deals Gateway, London, SE13

Approximate Internal Area = 776 sq ft / 72.1 sq m

Balcony = 74 sq ft / 6.9 sq m

For identification only - Not to scale



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		
(69-80)	C	74	82
(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: 103 year

Service Charge: £3800 per annum

Ground Rent: £ 385 Annually (subject to increase)

Council Tax Band: C

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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