



ARMOURY ROAD, DEPTFORD, LONDON, SE8  
**£325,000 LEASEHOLD**

**A REALLY WELL PRESENTED AND BRIGHT TWO BEDROOM, 2ND FLOOR APARTMENT THAT FEATURES OFF STREET PARKING AND MEASURES CIRCA 525 SQ FT. LOCATED LITERALLY MOMENTS FROM ELVERSON ROAD DLR.**

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**DESCRIPTION:**

A really well presented and bright two bedroom, 2nd floor apartment that features off street parking and measures circa 525 sq. ft. located literally moments from Elverson Road DLR.

In good order throughout, the property comprises a 14ft reception room that leads onto a well fitted modern kitchen. There are two bedrooms and family bathroom. Added benefits include electric heating and double glazing. Along with communal grounds, the development also has ample residents parking!

Armoury Road is well located just on the borders of Deptford and Lewisham, and sits adjacent to Elverson Road DLR which makes it ideal for a quick commute into Canary Wharf. Brookmill Park is close by as is Lewisham centre, which offers a wide variety of shops, along with mainline rail. The property is being offered with no chain.

**AT A GLANCE**

- well presented
- 2 bedroom flat
- upper floor
- off street parking
- good condition
- seconds from DLR
- close to Lewisham centre
- close to mainline rail

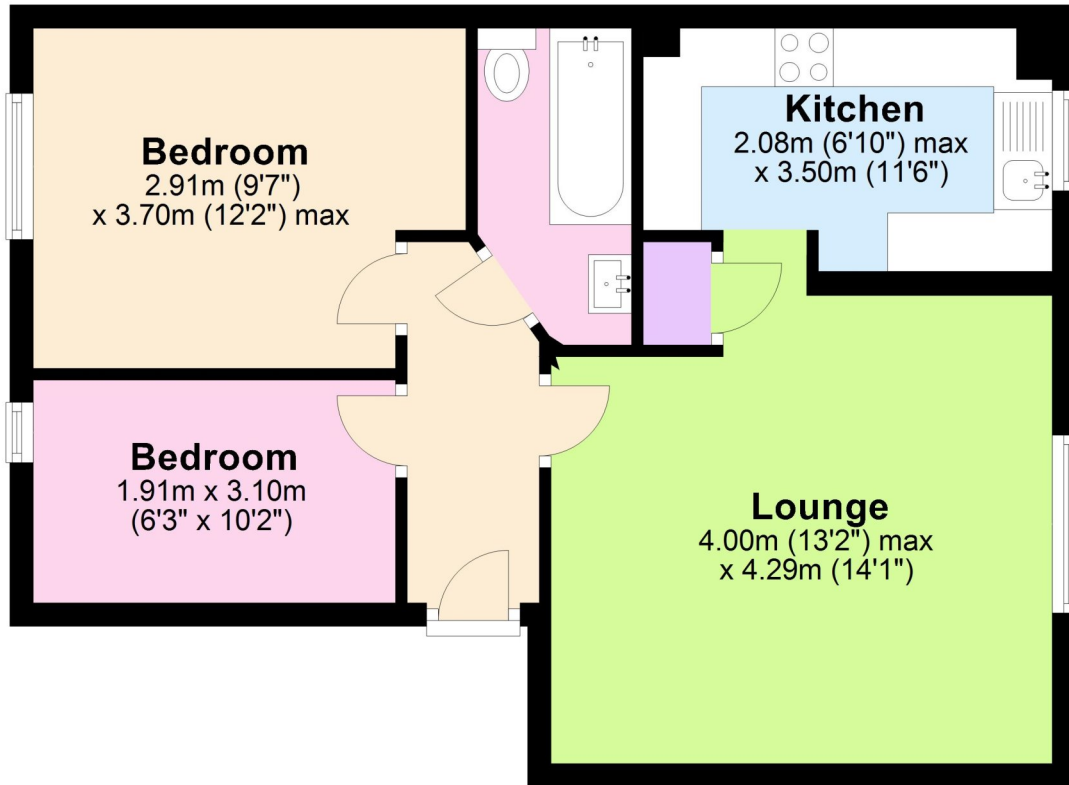






## Second Floor

Approx. 48.8 sq. metres (524.9 sq. feet)



Total area: approx. 48.8 sq. metres (524.9 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			
(92-100) <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			
England, Scotland & Wales		66	80
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <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 environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		52	66
EU Directive 2002/91/EC			

**Tenure:** Leasehold

**Term:** 91 year and 11 months

**Service Charge:** £1800 per annum

**Ground Rent:** £ 200 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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