



**BOWSPIRIT APARTMENTS, DEPTFORD, LONDON, SE8**  
**£565,000 LEASEHOLD**

**AN ABSOLUTELY STUNNING TWO BEDROOM, 14TH FLOOR APARTMENT, THAT FEATURES OUTSTANDING PANORAMIC VIEWS TOWARD LONDON, GREENWICH TOWN CENTRE, THE RIVER AND O2 ARENA. MEASURING CIRCA 823 SQ. FT. EWS1 COMPLIANT.**

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## DESCRIPTION:

An absolutely stunning two bedroom, 14th floor apartment, that features outstanding panoramic views toward London, Greenwich town centre, the river and O2 arena. Measuring circa 823 sq. ft. EWS1 compliant.

In superb condition throughout, this bright double aspect flat briefly comprises of a lovely 18ft reception room with an open plan kitchen area that has all the usual fitted white goods. This, in turn leads onto a large 15ft private balcony that features the aforementioned views. There are two double bedrooms, with the master room having fitted wardrobes and there are two well-presented bathrooms. The entrance hallway is a really good size with ample storage and a utility cupboard. Added benefits include video entry, concierge service and a communal roof terrace and gymnasium. It's worth mentioning that because the development is on a RIGHT TO MANAGE, the service charge is reasonable compared to other developments across the area!

Kent Wharf is an extremely popular development that is located adjacent to The Creek and just west of Greenwich Town Centre. This means it is within close proximity to a wide variety of shops and restaurants, including mainline rail, DLR and riverboat service. The Royal Park is also close by.

## AT A GLANCE

- two bedroom apartment
- 14th floor (with lift)
- outstanding panoramic views
- circa 819 sq ft
- 15ft private balcony
- double aspect living room
- two bathroom
- ample storage
- communal roof terrace and gym
- concierge service
- close to river and town centre

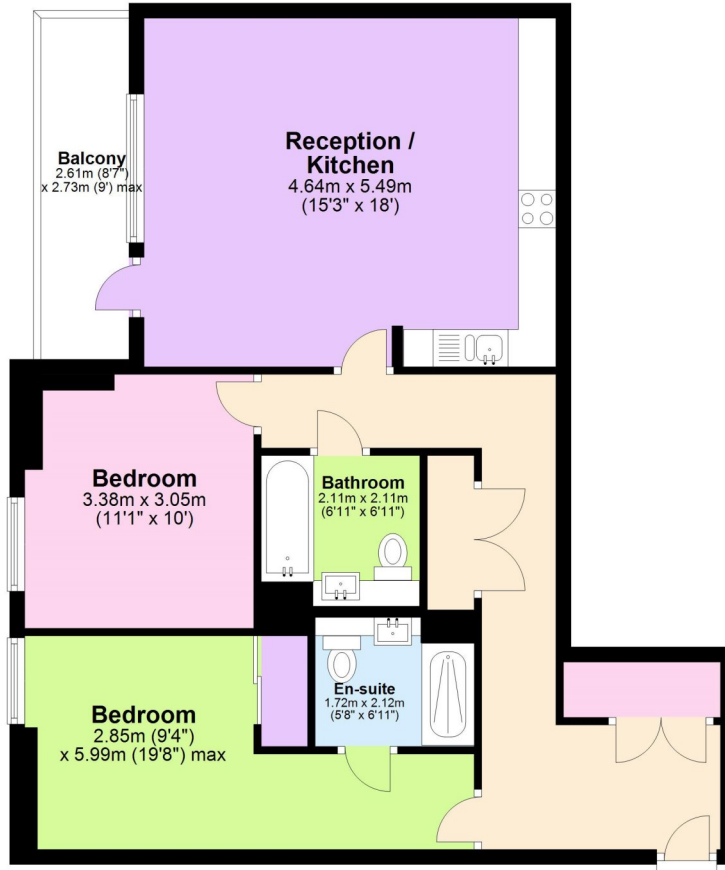






## Fourteenth Floor

Approx. 76.46 sq. metres (823 sq. feet)



Total area: approx. 76.46 sq. metres (823 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
<small>Very energy efficient - lower running costs</small>			
(92)	<b>A</b>		
(81-91)	<b>B</b>	86	86
(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>		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 243 year and 9 months

**Service Charge:** £2201 per annum

**Ground Rent:** £ 400 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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