



**ADAGIO POINT, DEPTFORD, LONDON, SE8**  
**GUIDE PRICE £475,000 - £485,000 LEASEHOLD**

**A BEAUTIFULLY PRESENTED TWO BEDROOM,  
7TH FLOOR APARTMENT THAT MEASURES  
CIRCA 707 SQ FT AND FEATURES FABULOUS  
VIEWS TOWARD THE RIVER, LONDON AND  
CANARY WHARF!**

Greenwich | 02030533033 | greenwich@winkworth.co.uk

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## DESCRIPTION:

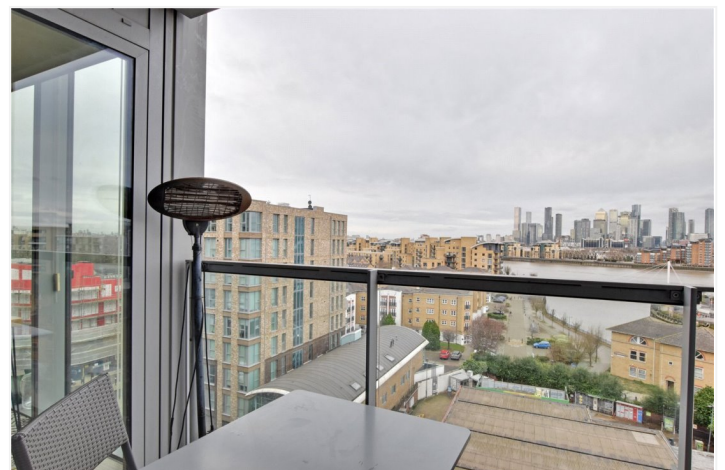
A beautifully presented two bedroom, 7th floor apartment that measures circa 707 sq ft and features fabulous views toward the river, London and Canary Wharf!

In fabulous condition throughout the property features a good sized reception room, which features the aforementioned views and has access onto a lovely covered balcony. The reception is also open to the kitchen area which features fitted white goods. There are two double bedrooms, with the master having fitted wardrobes, and two bathrooms, including an ensuite. Added benefits include a long entrance hallway, ample storage and a concierge service on site! There is also access to a lovely communal roof terrace which has outstanding panoramic views across London. Allocated parking included!

The Creekside development is perfectly located just a few moments to the west of Greenwich town centre, with its wide selection of shops and restaurants, including riverboat service, DLR and mainline rail. Just on the other side of the creek is a large Waitrose and of course access to the river walk! Your earliest viewing is recommended.

## AT A GLANCE

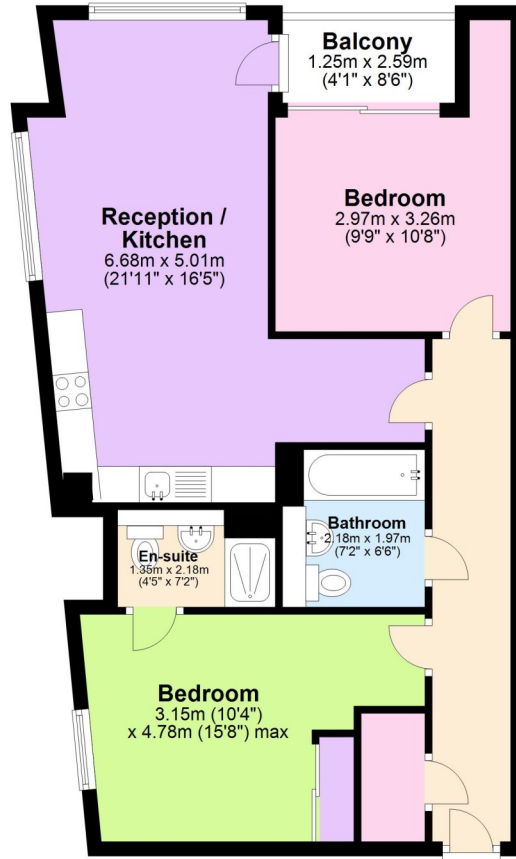
- no chain
- stunning apartment
- two double bedrooms
- 7th floor (with lift)
- circa 707 sq ft
- superb river views
- Allocated Underground Parking Space
- Access to large roof garden
- two bathrooms





## Seventh Floor

Approx. 65.8 sq. metres (707.7 sq. feet)



Total area: approx. 65.8 sq. metres (707.7 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)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	81	81
(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		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 980 year and 9 months

**Service Charge:** £4598 per annum

**Ground Rent:** £ 250 Annually (subject to increase)

**Council Tax Band:** B

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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