



THE CRESCENT, DEPTFORD, LONDON, SE8
£500,000 LEASEHOLD

**A BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT,
THAT MEASURES AN IMPRESSIVE C780 SQUARE FOOT,
THAT FEATURES OUTSTANDING PANORAMIC VIEWS
ACROSS LONDON AND LOCATED MOMENTS FROM
DEPTFORD BRIDGE DLR. EWS1 COMPLIANT!**

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DESCRIPTION:

A beautifully presented two bedroom apartment, that measures an impressive c780 square foot, that features outstanding panoramic views across London and located moments from Deptford Bridge DLR. EWS1 compliant!

In perfect order throughout the property comprises of a super 29 ft kitchen reception that features the aforementioned views and Juliette Balcony. There are two good sized double bedrooms and two bathrooms, including an ensuite. Found on the 7th floor (with lift) the property also benefits from ample storage, concierge service and a spectacular communal roof terrace. Also offered chain free!

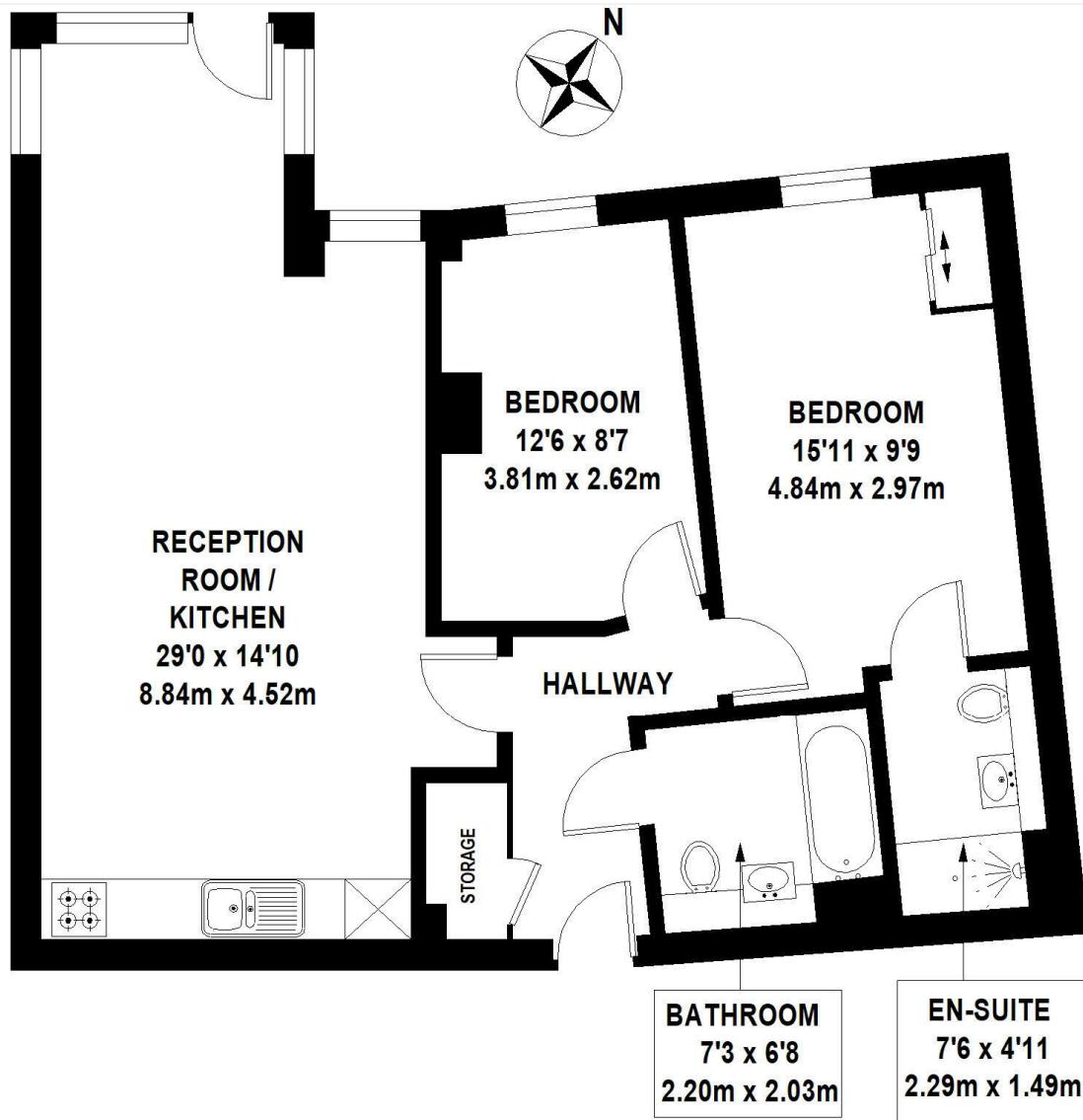
The Crescent is really well located just on the cusp of Deptford and Greenwich, with Deptford Bridge DLR just a few minutes walk away. Both town centres are close by, giving an excellent array of shops and restaurant. Greenwich Royal Park and Brookmill Park are also close by.

AT A GLANCE

- stunning apartment
- two bedrooms
- two bathrooms
- 7th floor (with lift)
- outstanding views
- circa 780 sq ft
- large communal roof terrace
- concierge service
- moments from DLR
- close to Greenwich centre







TOTAL APPROX. FLOOR AREA 780 SQ.FT. (72.5 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 985 years

Service Charge: £4576 per annum

Ground Rent: £ 300 Annually (subject to increase)

Council Tax Band: D

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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