



BROADSIDE HOUSE, DEPTFORD, LONDON, SE8
£350,000 LEASEHOLD

A BEAUTIFULLY PRESENTED AND LARGER THAN AVERAGE, ONE BEDROOM FIRST FLOOR APARTMENT, THAT MEASURES CIRCA 653 SQ FT AND FEATURES NOT ONLY A WINTER GARDEN BALCONY, BUT ALSO AN ADDITIONAL FULL WIDTH BALCONY!

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DESCRIPTION:

A beautifully presented and larger than average, one bedroom first floor apartment, that measures circa 653 sq. ft and features not only a winter garden balcony, but also an additional full width balcony!

In excellent condition throughout, the property briefly comprises a large entrance hallway with a walk in cupboard. There is a super 24ft living room with a bright aspect. The room has a well configured open plan kitchen area, with fitted white goods and plenty of storage. There is a good sized double bedroom with fitted wardrobes and a well presented family bathroom. Both the reception and the bedroom, open up onto the winter garden balcony, which in turn open up onto a superb full width balcony. Added features include a communal heating system, communal roof terrace, concierge service and a communal gymnasium. It's certainly worth mentioning that the flat has a very reasonable service charge, compared to other flats and developments in the area.

AT A GLANCE

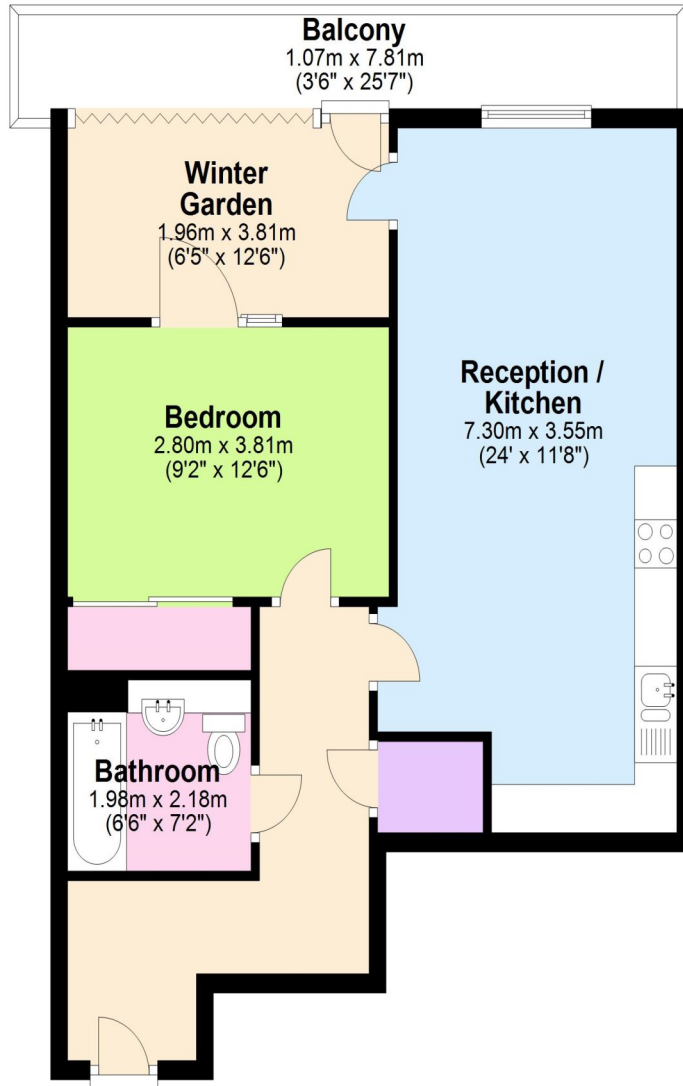
- stunning apartment
- first floor (with lift)
- lovely condition
- c653 sq. ft
- winter garden balcony
- extra full width balcony
- 24ft kitchen living room
- communal heating system
- gym and concierge
- Kent Wharf development





First Floor

Approx. 60.7 sq. metres (653.3 sq. feet)



Total area: approx. 60.7 sq. metres (653.3 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-)	A	85	85
(81-91)	B		
(69-80)	C		
(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: 117 year and 7 months

Service Charge: £2227 per annum

Ground Rent: £ 250 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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