



BOWHOUSE COURT, DEPTFORD, LONDON, SE8
£365,000 LEASEHOLD

A BEAUTIFULLY PRESENTED ONE BEDROOM, 3RD FLOOR APARTMENT, THAT MEASURES CIRCA 535 SQ. FT. AND FEATURES A WONDERFUL 26FT, SOUTH FACING COVERED BALCONY, LOCATED JUST MOMENTS FROM GREENWICH TOWN CENTRE AND THE RIVER WALK.

Greenwich | 02030533033 | greenwich@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

A beautifully presented one bedroom, 3rd floor, apartment that measures circa 535 sq. ft. and features a wonderful 26ft, south facing, covered balcony, located just moments from Greenwich town centre and the river walk.

In stunning order throughout, the property comprises a lovely, bright 16ft reception room and open plan kitchen area, which features all the usual white goods one might expect. There is a large double bedroom with fitted wardrobes and a lovely family bathroom. There are two large storage cupboards off the entrance hallway. Added features include hard wood flooring, double glazing and a concierge on site. There is also access to a communal gymnasium and roof terrace.

Kent Wharf is an immensely popular development that was built and finished in 2017, and is quietly located on Creekside, just slightly west of the creek. Greenwich Town Centre is just a few minutes walk away, which offers a wide selection of shops and restaurants, along with mainline rail, DLR and riverboat service. The Royal Park, with its Observatory is also close by. The property also has the added benefit of being a short walk away from Deptford High Street. Your earliest viewing is highly recommended.

AT A GLANCE

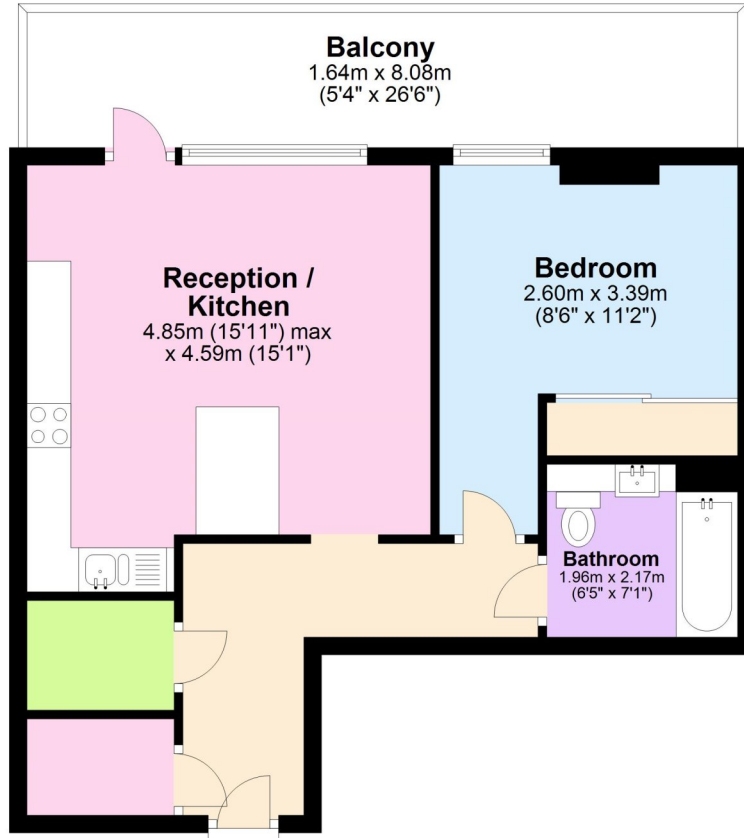
- NO CHAIN!
- stunning apartment
- one bedroom
- 3rd floor (with lift)
- c535 sq. ft.
- huge covered balcony
- excellent condition
- lots of storage
- Kent Wharf development
- concierge on site
- communal gymnasium





Third Floor

Approx. 49.7 sq. metres (535.5 sq. feet)



Total area: approx. 49.7 sq. metres (535.5 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) A			
(81-91) B		86	86
(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: 242 year and 0 months

Service Charge: £2062.69 per annum

Ground Rent: £ 350 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.

Greenwich | 02030533033 | greenwich@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.