



BOWSPIRIT APARTMENTS, DEPTFORD, LONDON, SE8
£430,000 LEASEHOLD

A MAGNIFICENT AND LARGE ONE BEDROOM, 7TH FLOOR, APARTMENT THAT MEASURES CIRCA 624 SQ. FT. AND BOASTS FANTASTIC, WEST FACING VIEWS ACROSS LONDON AND THE RIVER! EWS1 COMPLIANT B1 RATING!

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DESCRIPTION:

A magnificent and larger than average one bedroom, 7th floor, apartment that measures circa 624 sq. ft. and boasts fantastic, west facing views across London and the river!

In perfect condition throughout the property comprises of a super 22ft open plan kitchen/living room, which is double aspect and has access onto a large covered balcony, with the aforementioned views. There is a good sized double bedroom, with a fitted wardrobe, also with great views toward the river. The bathroom is fitted to the highest standard and the property boasts good storage. Added features include hard wood flooring, gas central heating and a concierge onsite. There is also a communal gymnasium and a large communal roof terrace.

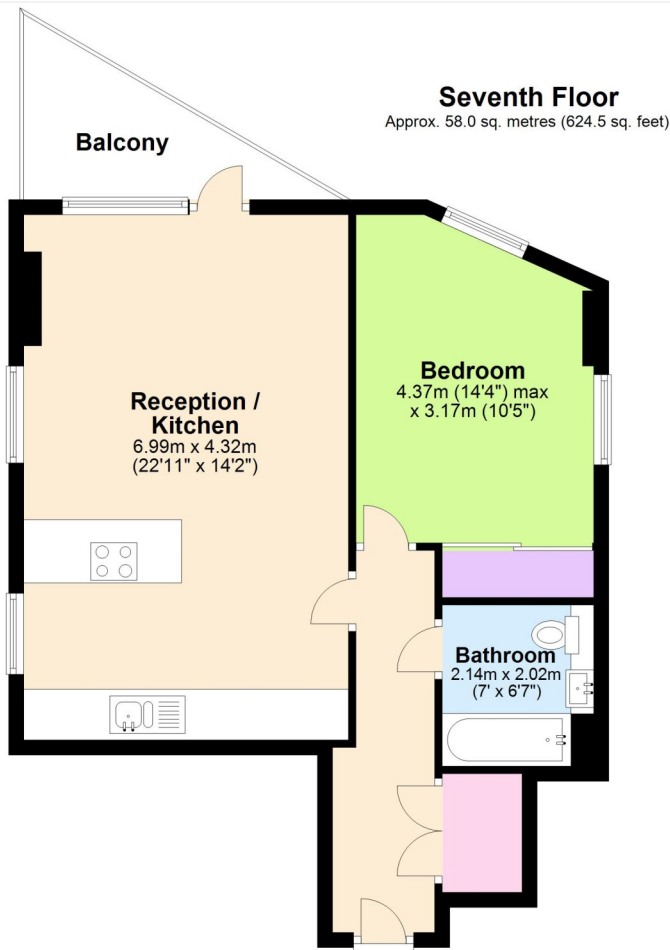
Bowspirit Apartment is part of the popular Kent Wharf development on Creekside, which was only built a few years ago. This is located close to the Greenwich/Deptford divide and is only a short walk to both town centre, along with shops, mainline rail and DLR.

AT A GLANCE

- one bedroom apartment
- EWS1 compliant
- 7th floor with lift
- outstanding views
- 624 square foot
- perfect condition
- communal rooftop garden
- large covered balcony
- concierge







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)	A		
(81-91)	B	86	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 242 year and 11 months

Service Charge: £2400 per annum

Ground Rent: £ 520 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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