



Canada Water Sales, Unit 2 Montreal House Surrey Quays Road, London SE16 7AQ
T 020 7101 0236 E canadawatersales@ludlowthompson.com W www.ludlowthompson.com

EVELYN STREET DEPTFORD



OIEO **£80,000 FOR SALE**

REF: 2801822

1 Bed, Complex Apartment, Private Terrace

12 minutes' walk to Surrey Quays Overground - Private patio - Large double bedroom - Shared Ownership Property - On the doorstep of Deptford Park - Modern and spacious

*30% SHARED OWNERSHIP FOR £90,000*A modern and bright apartment, with a large private terrace, superbly located only a 12 minutes' walk from Surrey Quays Station (Overground), one stop from the Jubilee line via Canada Water. The property offers a spacious open-plan living room/kitchen with floor to ceiling patio windows opening up onto a large private terrace; a great spot for BBQs, enjoying the sunshine and creating a potted garden. The living space is furnished with beautifully laminated w... [continued below](#)

Train/Tube - Surrey Quays, Canada Water, Masthouse Terrace Pier, Deptford

Local Authority/Council Tax - Lewisham

Tenure - Leasehold

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Kitchen/Living space



Patio



Kitchen/Living space



Kitchen



Patio



Bedroom 1



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Bedroom 1



Bathroom



Exterior



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Equana Apartments, SE8 GROSS INTERNAL AREA
 CAPTURE DATE: 06/01/2021 LATEST SURVEY DATE: 2,290,482 46.91 sqm / 504.94 sqft



— Ground Floor

GROSS INTERNAL AREA (GIA) As per the R.I.C.S. Code of Measurement Practice 46.91 sqm / 504.94 sqft	NET INTERNAL AREA (NIA) Excludes walls and structural features Excludes outdoor, unenclosed spaces 44.81 sqm / 483.33 sqft	STRUCTURAL FOOTPRINT Excludes balcony, veranda etc. 0.00 sqm / 0.00 sqft	FLOOR AREA (FA) Excludes all areas under 1.5m 0.00 sqm / 0.00 sqft
		<p>Specs Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and graphics are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.</p>	
		<p>NET GROSS AREA: 46.91 sqm / 504.94 sqft NET NIA AREA: 44.81 sqm / 483.33 sqft</p>	

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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30% SHARED OWNERSHIP FOR £90,000 A modern and bright apartment, with a large private terrace, superbly located only a 12 minutes' walk from Surrey Quays Station (Overground), one stop from the Jubilee line via Canada Water.

The property offers a spacious open-plan living room/kitchen with floor to ceiling patio windows opening up onto a large private terrace; a great spot for BBQs, enjoying the sunshine and creating a potted garden. The living space is furnished with beautifully laminated wooden flooring. The kitchen area offers tastefully decorated units as well as plenty of worktop and storage space. The bedroom is spacious, bright and conveniently offers a built-in wardrobe. The bathroom has been well-maintained and has a bright and modern finish.

As well as being close to Surrey Quays Station, the property is on the doorstep of the popular Deptford Park and is in walking distance from the amenities of Greenland Dock.

Tenure Details

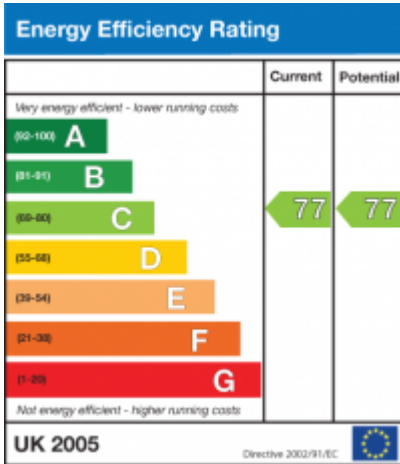
Tenure - Leasehold

Lease Length - 85 years

Service Charges - £180 per month



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CALL 020 7101 0236

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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Canada Water Sales Office quoting 2801822

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.