



Dolphin Tower, SE8

£275,000 Leasehold

- Perfect First Time Purchase
- Chain Free
- Close to public transport
- Fitted Kitchen
- Light and Airy Throughout
- Quiet Residential Location
- Shops and amenities nearby
- Tenth Floor



A very good sized two bedroom flat located in a fantastic position just a short walk away from the popular Deptford High Street.

Comprising of a welcoming reception room, a separate kitchen, bathroom, w.c and two double bedrooms, flats in this block prove very popular with first time buyers and investors alike. The property is also offered with the benefit of being chain free.

Deptford Station is just a stone's throw away, offering excellent links into Central London. Deptford Bridge DLR Station is also within walking distance, for easy regular access to Canary Wharf in just 15 minutes.

Contact Kallars to arrange your appointment on 020 8692 9533 or email sales@kallars.com today.



Kallars Property Agents | 2-4, New King Street | SE8 3HS

T: 020 3848 1399 | E: admin@kallars.com

www.kallars.com



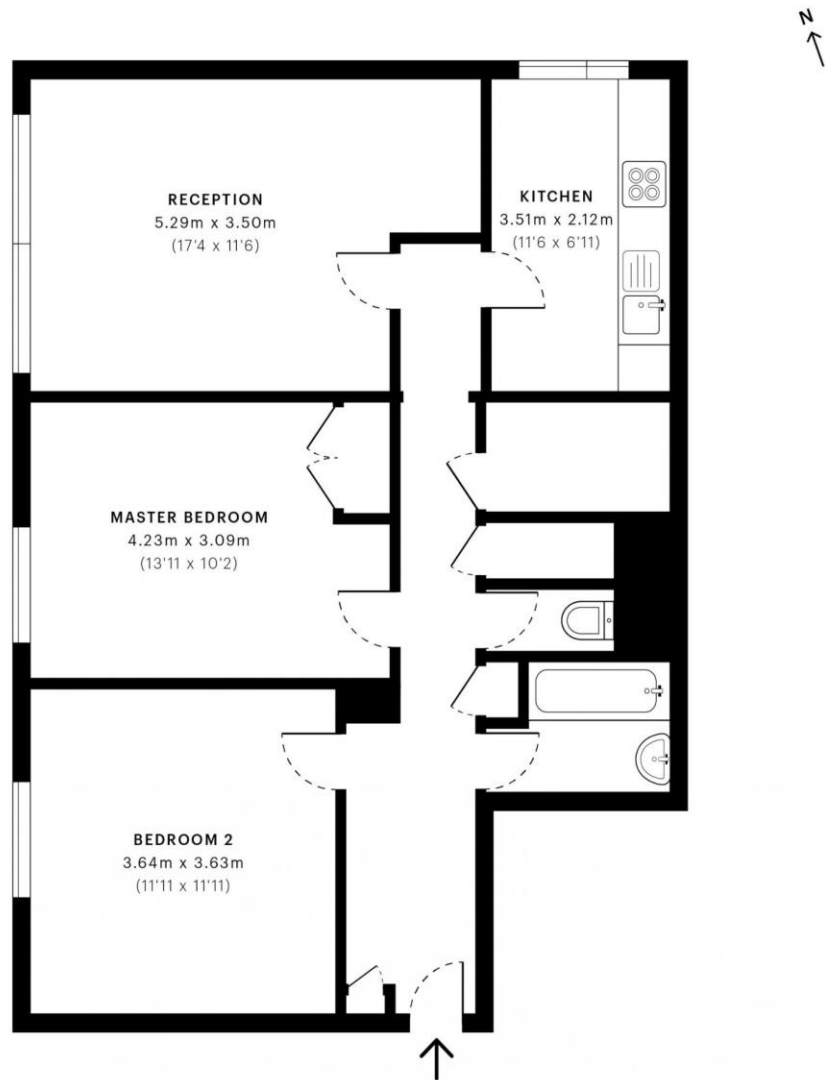


Dolphin Tower, SE8

CAPTURE DATE
27/02/2020

LASER SCAN POINTS
35,841,339

GROSS INTERNAL AREA
72.2 Sqm / 777.4 Sqft



— Tenth Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property.
72.2 Sqm / 777.4 Sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features.
Includes washrooms, restricted head
68.1 Sqm / 733.2 Sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
0.0 Sqm / 0.0 Sqft

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5m
0.0 Sqm / 0.0 Sqft



Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are 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.



IPMS 3B RESIDENTIAL
72.8 Sqm / 783.8 Sqft

IPMS 3C RESIDENTIAL
68.7 Sqm / 739.6 Sqft

SPEC ID
5e539c8f4dc0dd40c6a96a461

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