

Princess Louise Building, SE8

Leasehold

- Balcony
- Chain Free
- Close To Transport Links
- Excellent Location
- Modern Apartment
- One Bedroom
- Open Plan
- Second Floor



*** GUIDE PRICE £325,000 - £350,000 ***

This lovely, one double bedroom apartment offers a fantastic location, in the heart of popular Deptford.

This second floor property comprises of a stunning open plan kitchen with integrated appliances, a large reception room with doors opening on to a private balcony, a modern bathroom suite and one double bedroom.

Deptford has an unmatched sense of community, with a diverse mix of family run businesses, artisan coffee shops and bespoke art galleries lining its vibrant streets. The development is superbly located in Zone Two within walking distance of Deptford Train Station and New Cross Train Station. Both offer excellent transport links to and from the City, perfect for a London commuter.

Contact Kallars today to arrange a viewing for this fantastic apartment.

Agents Note

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Kallars Property Agents Ltd.

AML Disclaimer

Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.

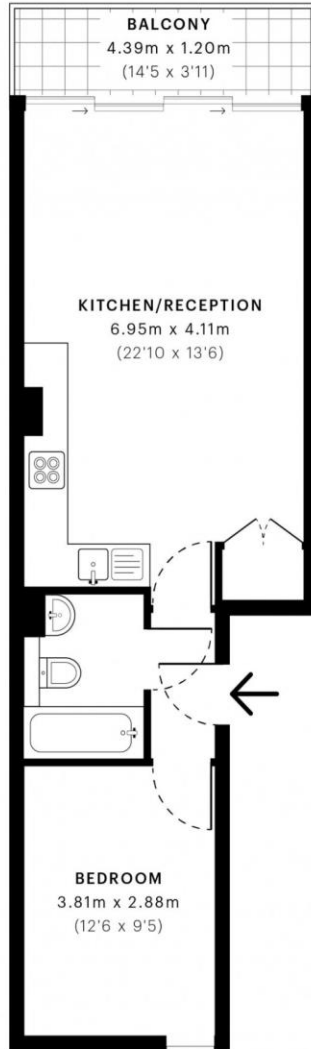


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— Second Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
45.61 sqm / 490.94 sqft

 **NET INTERNAL AREA (NIA)**
Excludes walls and external features
Includes washrooms, restricted head height
44.34 sqm / 477.27 sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
5.27 sqm / 56.73 sqft

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



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

IPMS 3B RESIDENTIAL 50.88 sqm / 547.67 sqft
IPMS 3C RESIDENTIAL 49.99 sqm / 538.09 sqft

SPEC ID 6188edfc2bdc830dd78b8dcf

