



## Cofferdam Way, SE8

£425,000 Leasehold

- Close To Amenities
- Concierge
- EWS1 approved
- Modern Riverside Development

- One Bedroom
- Private Creekside Facing Balcony
- Residents Gym
- First Floor

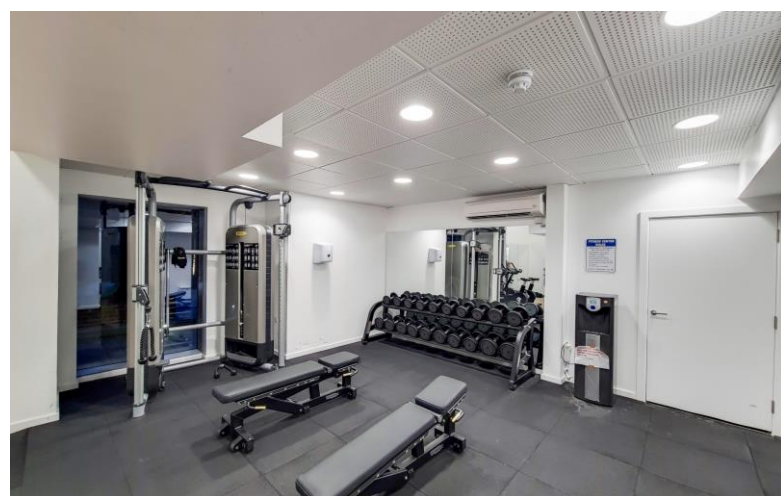


Situated on the first floor of the popular Kent Wharf Development, this modern great sized one bedroom apartment is well layout and has a private balcony overlooking the Creek.

The property offers a sleek and stylish interior with its light and airy contemporary style. The fabulous home comprises of an open plan kitchen / reception room which leads to a private, balcony which overlooks Deptford Creek and is an ideal spot for relaxing in those warm summer evenings. There is also a good sized double bedroom and modern three piece bathroom.

The flat benefits from a private balcony, a large communal roof terrace with 360 degree views across London, a concierge service, a large, well equipped communal gym and secure bike store.

The location has great transport links, taking you from Kent Wharf to both Bank and Canary Wharf via DLR in 20 mintues or less and 15 minutes to London Bridge. It further benefits from a 15 minute walk to the Overground line at New Cross and a 10 minute bus journey to Canada Water, for the Jubilee line.



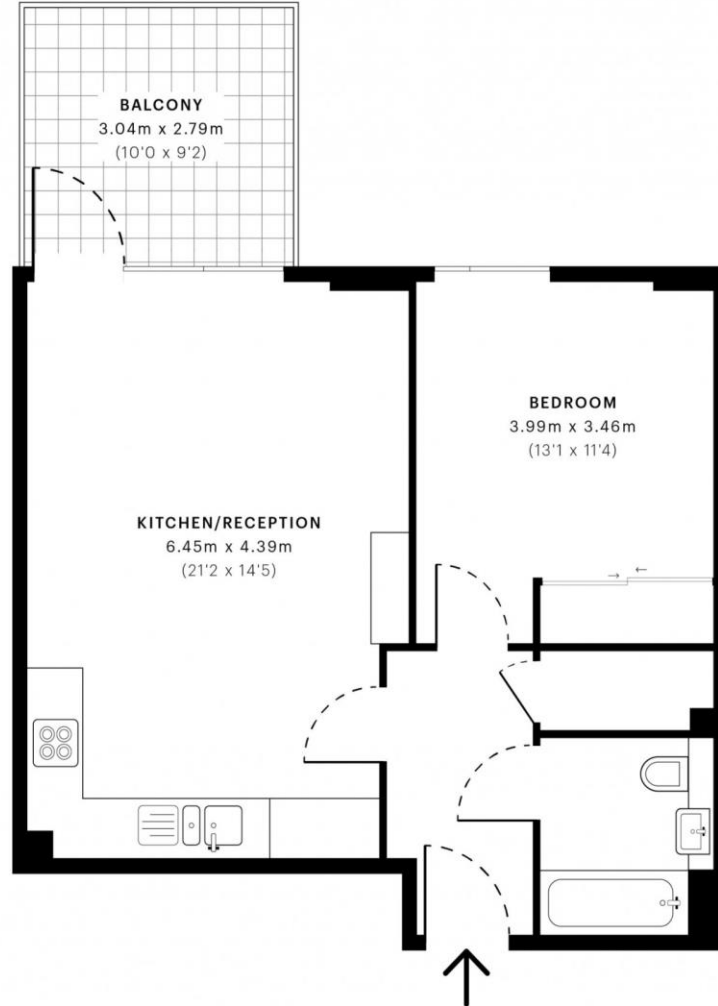
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— First Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
52.93 sqm / 569.73 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
50.98 sqm / 548.74 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
8.42 sqm / 90.63 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.42 sqm / 4.52 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 61.94 sqm / 666.72 sqft  
IPMS 3C RESIDENTIAL 60.34 sqm / 649.49 sqft

SPEC ID 61a5f5e5cd0cee0dc1888b46

