



Albury Street, SE8

£475,000 Leasehold

- Close To Amenities
- Excellent Transport Links
- Good Location
- Two Bedrooms
- Balcony
- Split Level



This beautiful two bedroom flat is offered in a fantastic location, close to the popular Deptford High Street.

Set over two floors the property comprises of a welcoming reception room, a large open plan kitchen / dining room, two double bedrooms, a good sized family bathroom and a separate w.c. There is also a private balcony to the rear which overlooks communal gardens.

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.

Give Kallars a call today to arrange your viewing.

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.

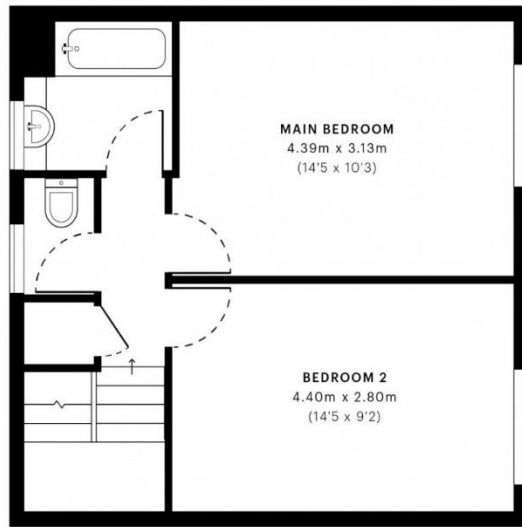


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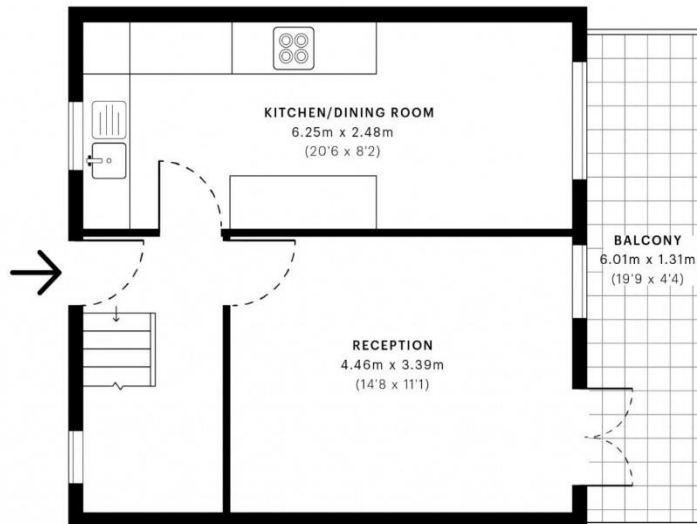
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— First Floor



— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
74.71 sqm / 804.17 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
69.18 sqm / 744.65 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
7.86 sqm / 84.60 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 79.75 sqm / 858.42 sqft
IPMS 3C RESIDENTIAL 77.53 sqm / 834.53 sqft

SPEC ID 61ae00adf86ab20e25c55670

