



Gilbert House, SE8

£350,000 Leasehold

- Close To Transport Links
- Excellent Location
- One Bedroom
- Split Level
- Third Floor
- Separate Kitchen
- Chain Free



This lovely one bedroom flat is located on the third and fourth floor of this popular block in the Deptford area.

The flat offers a simple but flexible lay out over two floors with a welcoming reception room, a good sized separate kitchen, a bathroom and one double bedroom.

The flat is positioned in a perfect setting for the London commuter; with New Cross, Deptford and Deptford Bridge stations all offering an easy commute into London and the City. All the shops, bars and restaurants of Greenwich High Road are nearby, as are the open spaces and historic buildings at the world famous Greenwich Park.

Offered to the market chain free, an internal inspection is highly advised to fully appreciate the astounding amount of space on offer.

Contact Kallars today to arrange your appointment.

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.



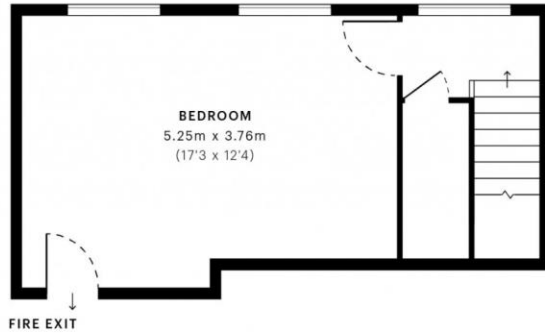
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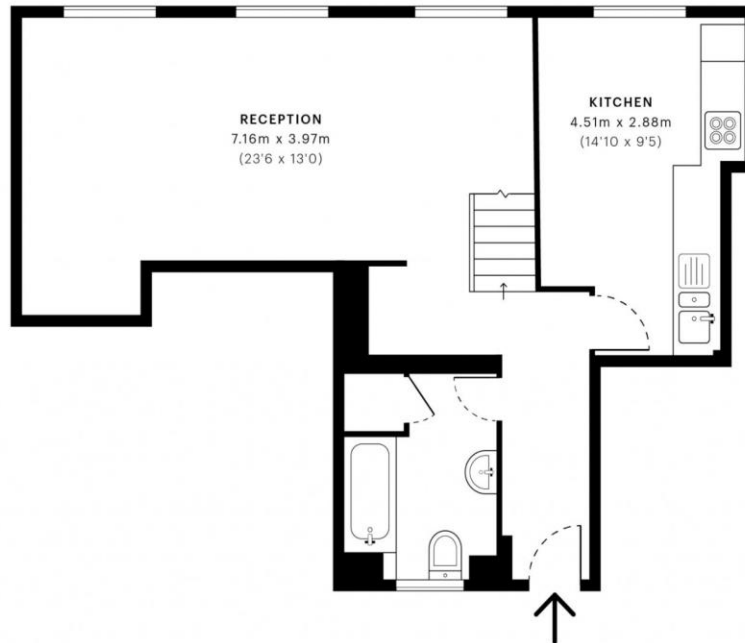
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— Fourth Floor



— Third Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
74.40 sqm / 800.83 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
70.18 sqm / 755.41 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 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 74.40 sqm / 800.83 sqft
IPMS 3C RESIDENTIAL 72.67 sqm / 782.21 sqft

SPEC ID 61c4989faa2e410dba1e8290

