



## Czar Street, SE8

£330,000 Leasehold

- Balcony
- Close To Amenities
- Good Transport Links
- Quiet Residential Location
- Third Floor
- Two Bedrooms



This third floor two bedroom flat is brilliantly located in the heart of the popular Deptford area with a fabulous south facing balcony.

This bright and vibrant property comprises a large dual-aspect (20 x 11.5 ft) reception room letting in plenty of natural light and also a fire-place feature as well as wooden flooring throughout. The property was completely refurbished throughout and comprises a separate modern kitchen with inbuilt appliances and equipped with a new combi Ideal boiler C26 with 5 years still left on warranty and newly fitted double-glazing windows. There is also a family bathroom, separate W.C with wash hand basin and two fantastic double bedrooms.

Situated just a short walk away from trendy Deptford High Street for an array of bars, restaurants and shops as well as a vibrant market 3 times per week, the property is in an excellent spot. There are a number of close transport links including Deptford Rail Station just a 6 minute (approx.) walk away which provides fantastic links to London Bridge and the City via SouthEastern rail and Thameslink. Bus stop routes 47, 188 and 199 both directions are on your doorstep which are a few stops to Cutty Sark DLR station and also 15 min bus ride to Surrey Quays and Canada Water Stations. The property is easily accessible to Thames Path.

Contact Kallars on 020 8692 9533 or email [sales@kallars.com](mailto:sales@kallars.com) to arrange an appointment today.

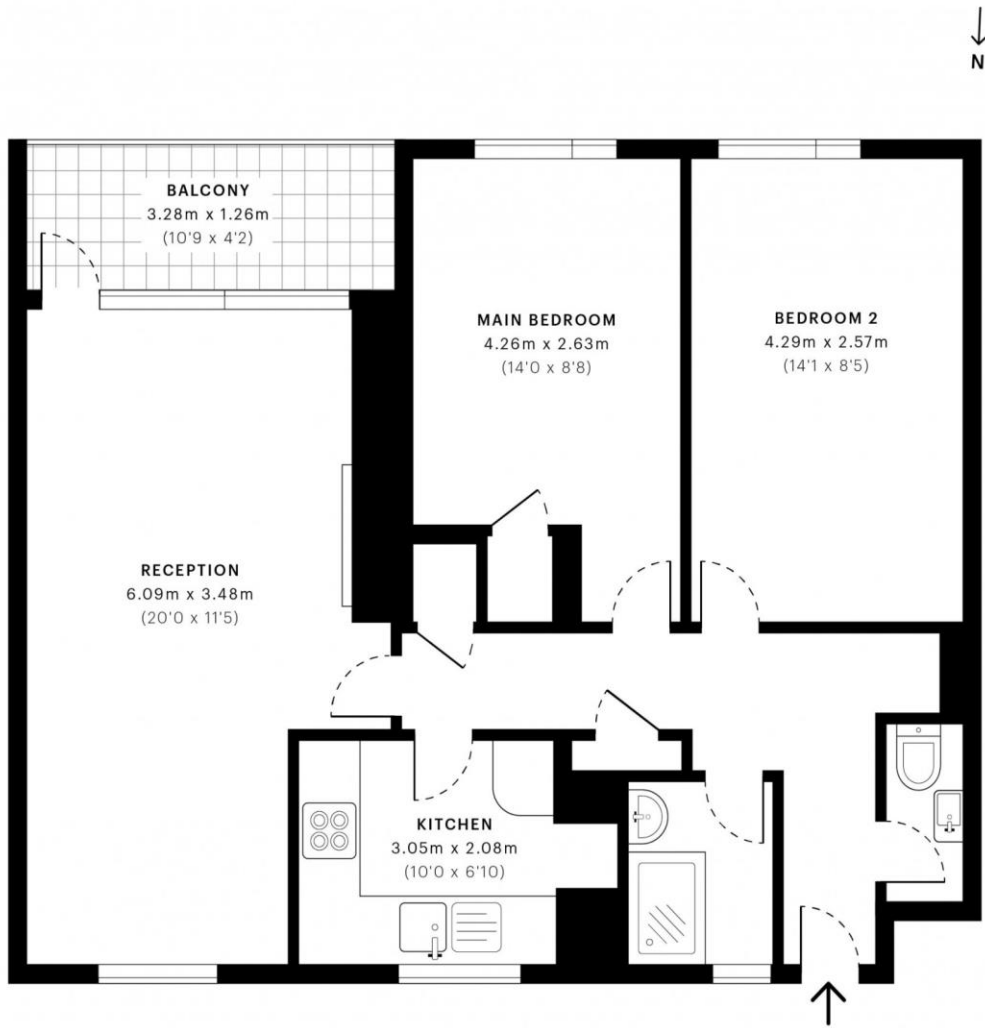


Kallars Property Agents | 2-4, New King Street | SE8 3HS

T: 020 3848 1399 | E: [admin@kallars.com](mailto:admin@kallars.com)

[www.kallars.com](http://www.kallars.com)





— Third Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
60.63 sqm / 652.62 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
55.66 sqm / 599.12 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
4.14 sqm / 44.56 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 65.17 sqm / 701.48 sqft  
IPMS 3C RESIDENTIAL 60.78 sqm / 654.23 sqft

SPEC ID: 5f646cd8c1e1450d906fed5f

