



Deloraine House, SE8

£300,000

- Close To Transport Links
- Council Tax Band A
- Leasehold
- Third Floor
- Two Bedrooms
- Excellent Location



This lovely two bedroom flat is located on one of Deptford's most popular and well connected roads, Tanners Hill.

Situated on the third floor of this purpose built block, the property comprises of a welcoming reception room, separate kitchen, a good sized bathroom, separate w.c and two double bedrooms. The property also benefits from a lovely, well maintained communal grounds.

The property is perfectly located for the amenities of Deptford with its regular street market and the recently regenerated Deptford Market Yard which offers a fantastic range of trendy bars and restaurants. There is a wealth of local transport links with mainline trains, London Overground and the DLR within easy reach for regular service into the City and Canary Wharf.

Lease: 90 years remaining (Approx)

Service charge £1,27.96 per year (Approx)

Ground Rent: £10 per year

Please contact Kallars to arrange your viewing today.

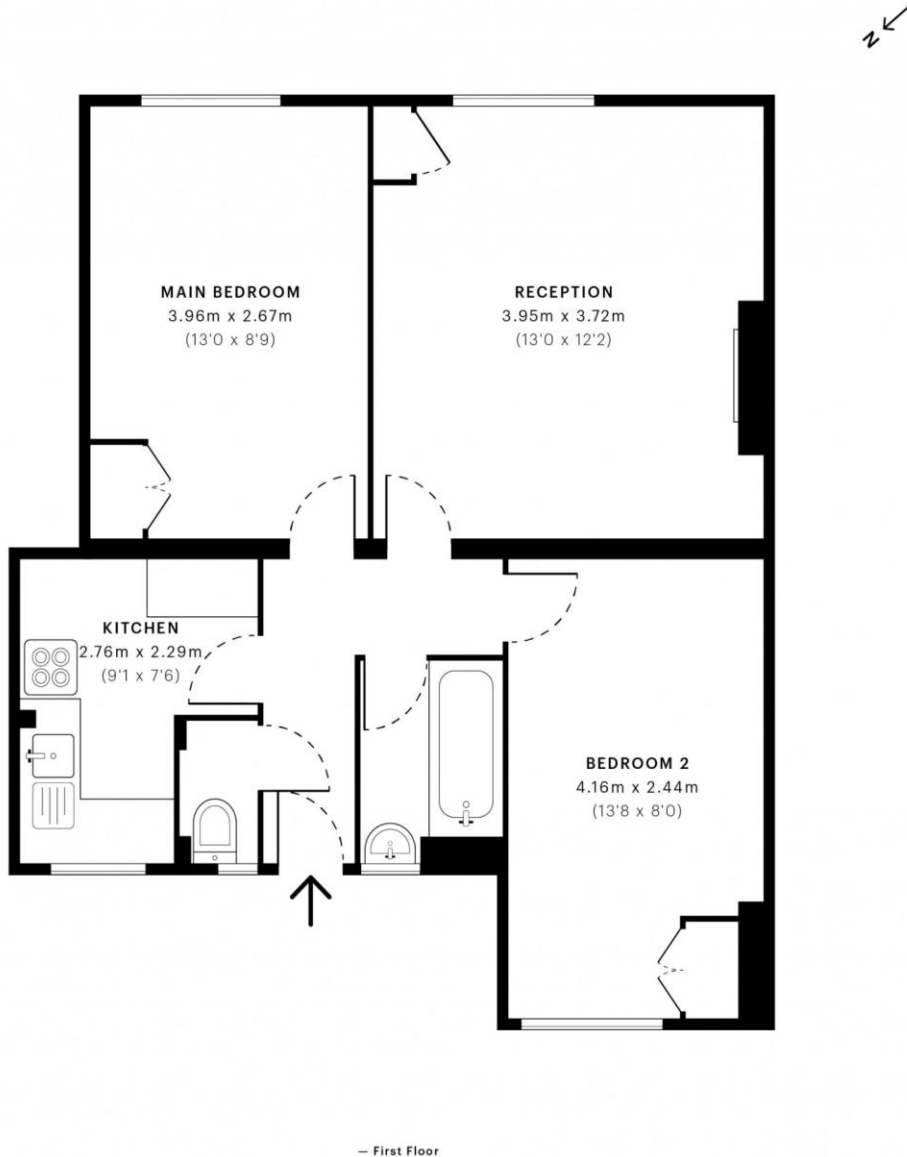
Agents Note

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.





GROSS INTERNAL AREA (GIA)
The footprint of the property
50.03 sqm / 538.52 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
46.88 sqm / 504.61 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
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 49.82 sqm / 536.26 sqft
IPMS 3C RESIDENTIAL 47.50 sqm / 511.29 sqft

SPEC ID 628218a43d109d0df2fd34d3

