



## Mary Ann Gardens, SE8

£325,000

- Chain Free
- Close To High Street Amenities
- Close To Transport Links
- Council Tax Band C
- Share of Freehold
- Fantastic Location
- First Floor
- Mezzanine Level
- Modern Interior



This superb modern studio apartment is offered in an excellent location close to Deptford High Street.

The property is well thought out and makes the most of the space on offer. It comprises of a large open plan kitchen / living space with integrated appliances, a fully fitted shower room and a fantastic mezzanine sleeping area.

The popular Deptford High Street with its selection of quirky cafes, bars, and restaurants is on your doorstep as well as the trendy new Deptford Market Yard. Also, Greenwich Town Centre is within close walking distance with a range of amenities such as Greenwich Picture house, Greenwich Park, Greenwich Market and a number of popular bars and restaurants. Your transport needs are easily taken care of by Deptford Station and Deptford Bridge DLR Station. These stations provide fast and regular services to Central London and Canary Wharf.

Share Of Freehold – Lease has 91 Years remaining (Approx.)

Service Charge – TBC

Ground Rent - TBC

Contact Kallars 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.

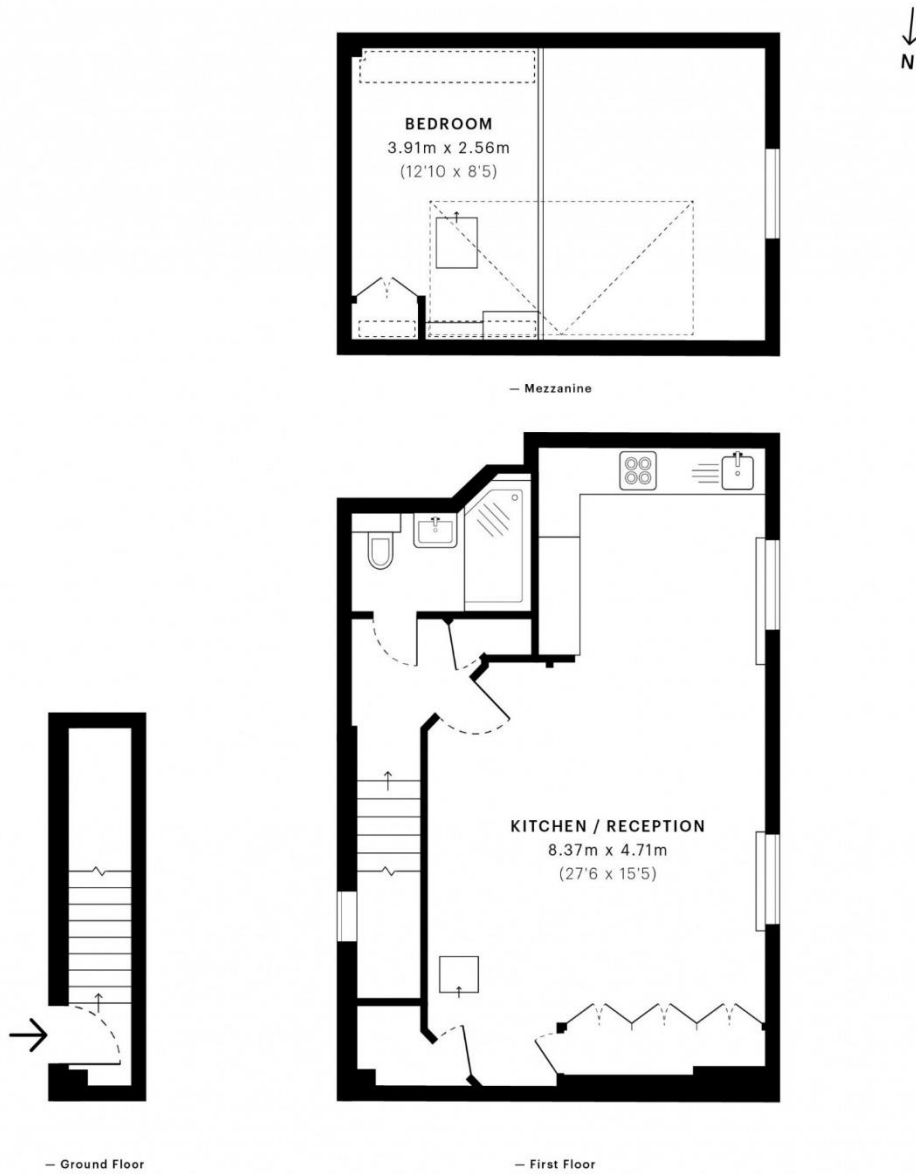


Kallars Property Agents | 2-4, New King Street | SE8 3HS

T: 020 3848 1399 | E: admin@kallars.com

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





GROSS INTERNAL AREA (GIA)  
The footprint of the property  
60.51 sqm / 651.32 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
55.78 sqm / 600.41 sqft

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

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
1.85 sqm / 19.91 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 57.41 sqm / 617.96 sqft  
IPMS 3C RESIDENTIAL 55.96 sqm / 602.35 sqft

SPEC ID 6308cb0f4a23e90df31ccd0c

