



Woodcote House, SE8

£325,000 Leasehold

- Perfect First Time Purchase
- Balcony
- Chain Free
- Separate Kitchen
- Two Bedrooms
- First Floor



This spacious two-bedroom flat offers a fantastic location in Deptford and within walking distance to New Cross.

Set on the first floor of this post war building, the flat comprises a good-sized living area with a separate kitchen, two bedrooms, a three-piece family bathroom and a balcony with a seating area.

The property is situated just a short walk away from Deptford and new cross station which provide excellent links to central London through the London overground line.

Deptford is a constantly evolving area which has recently undergone regeneration making it a popular place to reside in.

Deptford and new cross both offer a fantastic array of bars and restaurants, shops and markets.

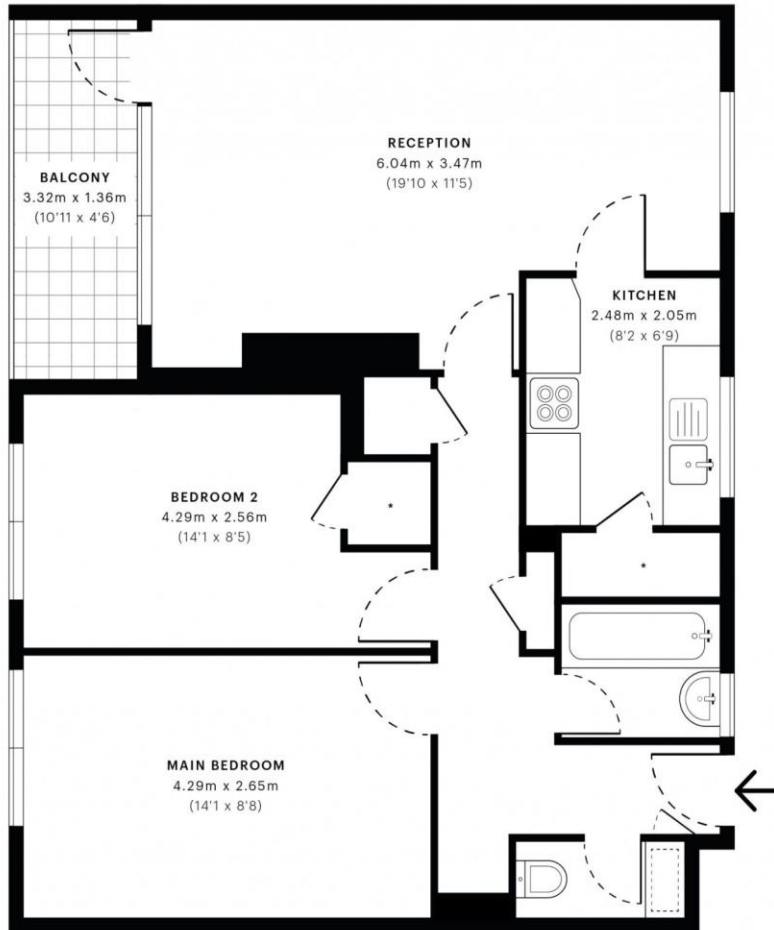


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— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
58.43 sqm / 628.94 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
55.25 sqm / 594.71 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
4.40 sqm / 47.36 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.34 sqm / 3.66 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 63.59 sqm / 684.48 sqft
IPMS 3C RESIDENTIAL 60.41 sqm / 650.25 sqft

*Excluded from measurements

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