



WASHINGTON BUILDING DEALS GATEWAY SE13

ASKING PRICE £329,995 LEASEHOLD

A beautifully presented ninth (top) floor spacious two double bedroom apartment with stunning London views and situated within this highly regarded development adjacent to Deptford Bridge Docklands Light Railway station for frequent services to Canary Wharf and a very short walk from historic Greenwich Village, Royal Park and Greenwich mainline station.

- Two Double Bedrooms
- Two Bathrooms
- Fully Fitted Kitchen
- Balcony
- Secure Underground Parking
- On Site Lap Pool and Gym

OPEN 7 DAYS

Residential Sales, Lettings & Commercial Estate Agents

johnpayne.com

Branches at Blackheath Village, Greenwich, Lee & Westcombe Park

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. John Payne and its employees have no authority to make any representation or give any warranty in relation to this property.

Washington Building, Deals Gateway, SE13 7SE

ENTRANCE

At ninth floor level via hardwood door to:-

L SHAPED ENTRANCE HALL

Built in cupboard housing boiler and plumbing for automatic washing machine, further built in storage cupboard, inset low voltage spotlighting, wood flooring, video entry phone security system, wall mounted Dimplex heater.

BATHROOM

Modern white three piece suite comprising tiled enclosed bath with screen and shower attachment, wall mounted wash hand basin with cupboard under, low flush WC with concealed cistern, chrome wall mounted heated towel rail, fully tiled walls and flooring, shaver point, extractor fan, inset low voltage spotlighting, built in cupboard.

BEDROOM ONE

11'5 x 11'5 Double glazed window providing London views of various landmarks, built in mirrored wardrobes, wall mounted Dimplex heater, wall light points, wood flooring.

EN SUITE SHOWER ROOM

Fully tiled walls and flooring, shower cubicle with fixed head shower, wall mounted wash hand basin, low flush WC with concealed cistern, inset low voltage spotlighting, extractor fan, chrome wall mounted heated towel rail.

BEDROOM TWO

14' x 8'9 Double glazed window, again with London views, wall mounted Dimplex heater, wall light points.

OPEN PLAN KITCHEN/LIVING/DINING AREA

Of irregular shape and arranged as three distinct areas and measured as such.

DINING AREA

9'1 x 7' (approximately) Double glazed window, Dimplex wall mounted heater, wall light point, wood flooring, double glazed door providing access to balcony.

LIVING AREA

20' x 19'4 (to extremes) Double glazed window, wood flooring, wall light points, double glazed door providing access to balcony.

KITCHEN AREA

9'5 x 6'6 Fitted with a comprehensive range of base and wall units with work top surfaces, integral Neff hob, stainless steel oven and extractor hood over, integral fridge freezer and slimline dishwasher, single drainer stainless steel sink unit with mixer taps, under unit lighting, glass splash back, tiled flooring.

OUTSIDE

Decked balcony with outside light and providing very pleasant far reaching views over St Johns and as far as Crystal Palace Tower. Secure parking space in underground car park.

TENURE

Leasehold. Under current conveyancing practice we are rarely given an opportunity of inspecting the title documents and are therefore unable to state accurately any lease details. We are given to understand that the lease has an unexpired term in the region of 121 years. These particulars and any other related information should be verified by the purchasers solicitors prior to making a commitment to purchase.

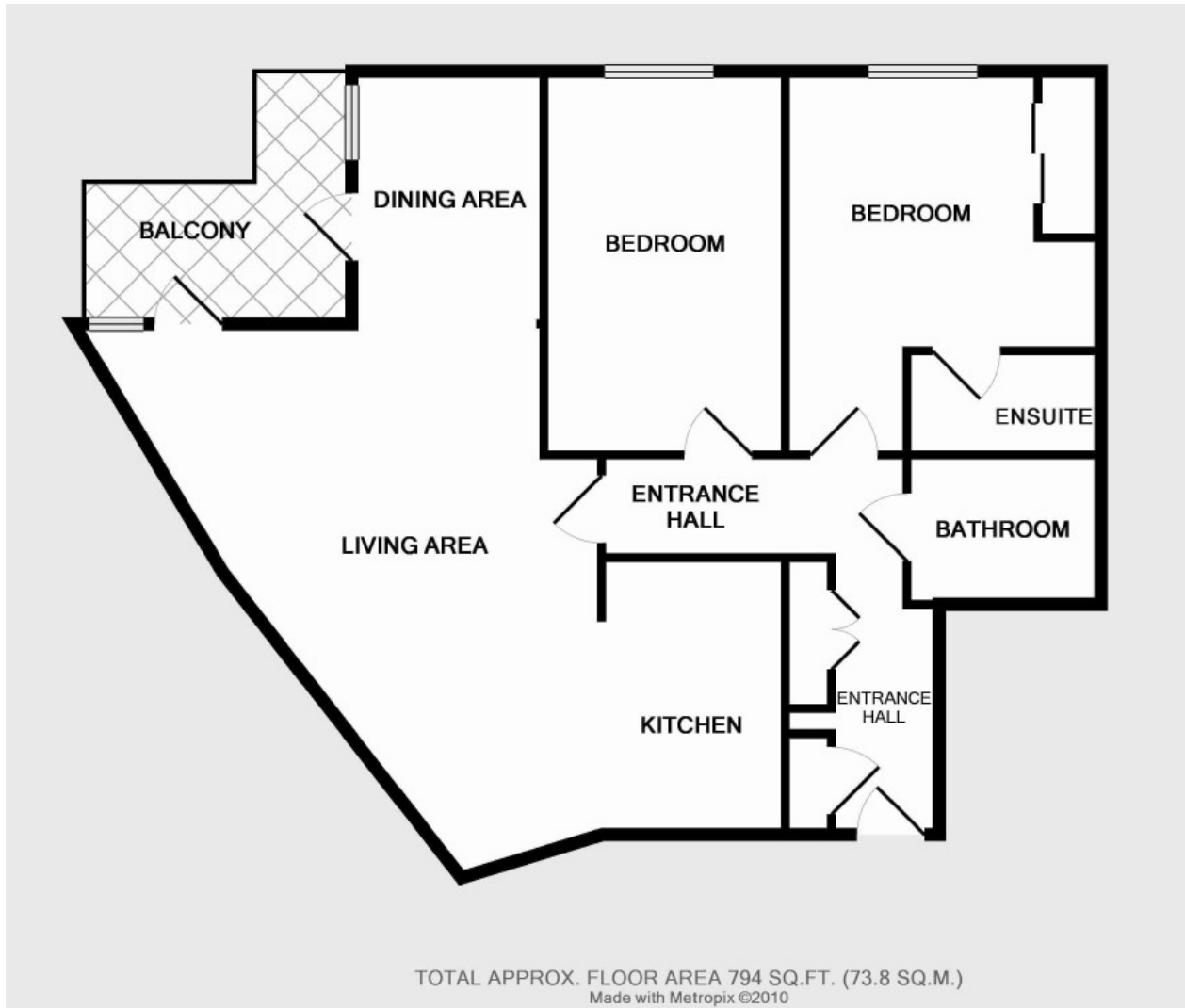
LOCAL AUTHORITY

London Borough of Lewisham

VIEWING

Viewing by prior appointment please through Vendors Sole Agents John Payne Greenwich Branch, 227 Greenwich High Road, SE10 8NB on 020 8858 9911 or e-mail us on greenwich@johnpayne.co.uk

Floorplan



Energy Performance Certificate

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		75	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C		70	70
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Property Descriptions

Whilst every care has been taken in the preparation of these particulars we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval.

Floor plans are intended for identification purposes only. They are not to scale and their accuracy cannot be guaranteed.

Additional Photos of Washington Building Deals Gateway SE13

