









## The Drakes, Evelyn Street, Deptford, SE8

Asking price **£275,000** | Leasehold



# The Drakes, Evelyn Street, Deptford, SE8

-  1 Bedroom
-  1 Bathroom
-  1 Reception
-  Balcony
-  Local Amenities
-  0.2 MI Deptford

A well presented one bedroom apartment with a balcony in this recent residential development in Deptford, one train stop away from Greenwich. The bright open plan kitchen/ living space opens onto a private balcony, features wood flooring and large floor to ceiling glazing that opens onto the balcony. The apartment has generous bedroom, storage space and a modern bathroom.

There are several amenities located along nearby Deptford High Street including shops, restaurants, bars and cafés. The development is located a short distance (5mins walk) from Deptford railway

station, providing a valuable transport link for commutes towards the City along Thameslink and southeastern Lines. From here via rail services Victoria can be reached in just 32mins. For public green spaces, the scenic Greenwich Park is just a 25min walk from this property.



<b>Tenure:</b>	Leasehold (111 years remaining)	<b>Local Authority:</b>	Lewisham London
<b>Ground Rent:</b>	£200 p.a.	<b>Council Tax Band:</b>	B
<b>Service Charge:</b>	£1,446.10 p.a.	<b>EPC:</b>	B

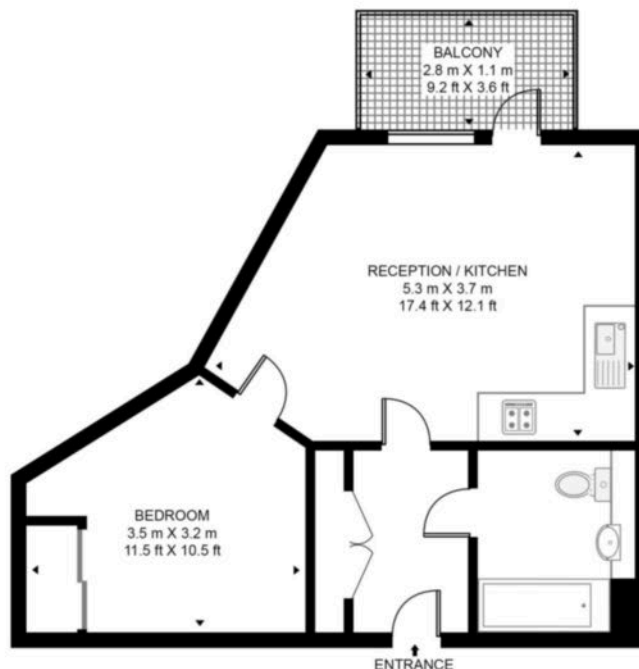


# Floorplan

385 sq ft | 35.8 sq m



## THE DRAKES SE8 APPROXIMATE GROSS INTERNAL FLOOR AREA 385 SQ.FT (35.8 SQ.M)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

### Greenwich

1 Crescent Arcade, 279 Creek Road, London, SE10 9EJ

### Sales

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**We're here to help.**

IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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