



Kingwood Apartments, Waterline Way, Deptford, SE8

Asking Price: £585,000

 Benham
& Reeves

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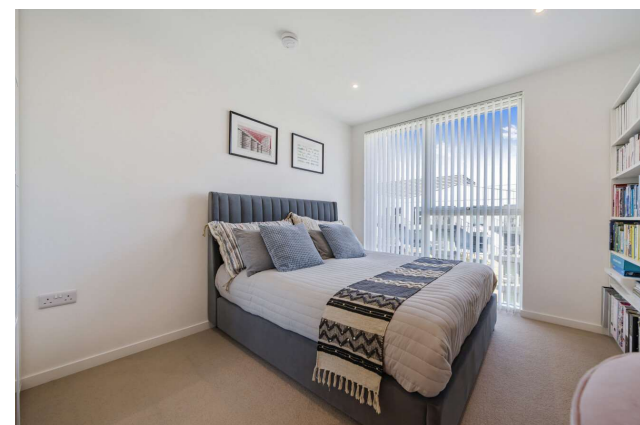
Benham
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 2 Bedroom (s)  2 Bathroom (s)  Leasehold

This stylish and modern 7th floor two bedroom, two bathroom apartment, spanning approximately 859 square feet of living space, is nestled in the highly desirable Deptford Landings SE8, offering an exceptional living experience.

Featuring a bright and spacious open-plan kitchen/reception area with direct access to a private 'dining-style' south-west facing balcony, a contemporary bathroom suite and a generously sized double bedroom. This apartment is perfect for those seeking a home office or excellent transport connections to Canary Wharf and the City. Other features include noise reducing insulation and the flat is south to north-west facing ensuring all day sun.

Ideally located near Surrey Quays (Overground) and Deptford (mainline to London Bridge/Charing Cross) stations, the development also offers easy access to South London's extensive cycling network with the river and Pepys Park just moments away. Residents benefit from bicycle storage with allocated spaces included, communal garden, a children's play area and a Residents Association. On the corner of this development, is a small local pub, which is loved by the residents with monthly quiz nights and it is also a great meeting spot for dog owners and, with a 6% rental yield, this property presents a compelling investment opportunity.



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Property Features:

- Two Bedrooms
- Two Bathrooms
- 859 Square Feet (Approx.)
- 7th Floor
- South-West Facing Private Balcony
- Amazing Views
- Communal Garden
- Surrey Quays Station (0.7 miles)
- Deptford Station (0.7 miles)
- New Cross Station (0.8 miles)
- Canada Water Station (1.2 miles)

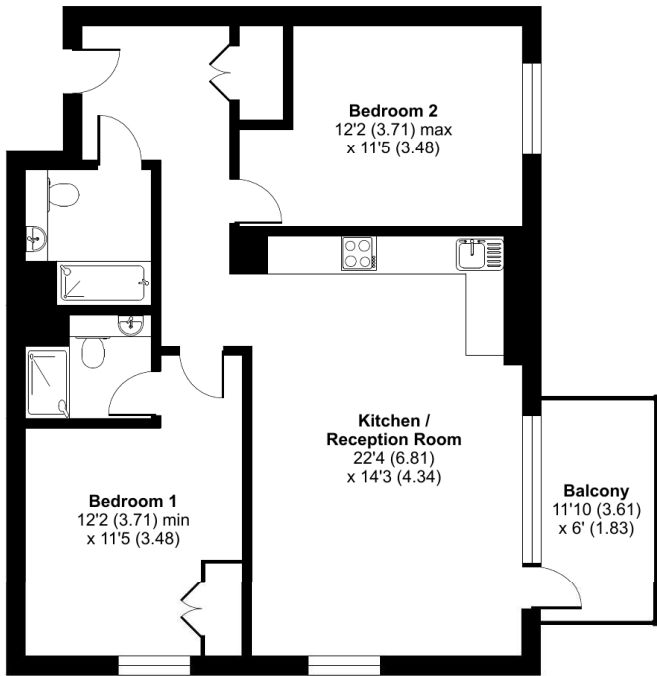


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Approximate Area = 859 sq ft / 79.8 sq m
For identification only - Not to scale



SEVENTH FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£585,000
Tenure:	Leasehold Expires 13/08/3016 Approximately 991 Years Remaining
Ground Rent:	£400.00 (per annum) for the year 2025
Service Charge:	£3,240.00 (per annum) for the year 2025
Anticipated Rent:	£3,000.00 pcm Approx. 6.2% Yield

Viewings:

All viewings are by appointment only through our Surrey Quays Office.

Our reference: KEN250061

T: 020 7740 3050

E: surreyquays.sales@benhams.com

W: www.benhams.com

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Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan
Singapore | South Africa | Turkey

