



Tinderbox House, Octavius Street, Deptford, SE8

Asking Price: £475,000

 Benham
& Reeves

Tinderbox House, Octavius Street, Deptford, SE8

 2 Bedroom (s)  2 Bathroom (s)  Leasehold

Situated on the seventh floor of the popular Tinderbox House development, this stylish two bedroom, two bathroom apartment with a balcony offers contemporary living in the heart of Deptford, making it an excellent choice for first-time buyers or investors.

The property spans approximately 734 square feet of living space and features a bright and spacious open-plan living and kitchen area, designed to maximise both space and natural light. The modern kitchen is well equipped and flows seamlessly into the reception area.

Two well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and a stylish en-suite shower room. The second double bedroom is ideal for guests, family, or a home office, and is served by a contemporary family bathroom, both finished to a high standard.

Residents also benefit from the convenience of a concierge service and access to a beautifully maintained communal roof terrace with impressive views across the surrounding area. The building is EWS1 compliant, offering additional reassurance for prospective purchasers.

Ideally positioned just moments from Deptford Station, the apartment enjoys excellent transport links into Central London and Canary Wharf. A wide selection of cafés, restaurants, independent shops and local amenities are all within easy reach, along with the vibrant atmosphere of Deptford Market Yard and nearby Greenwich.



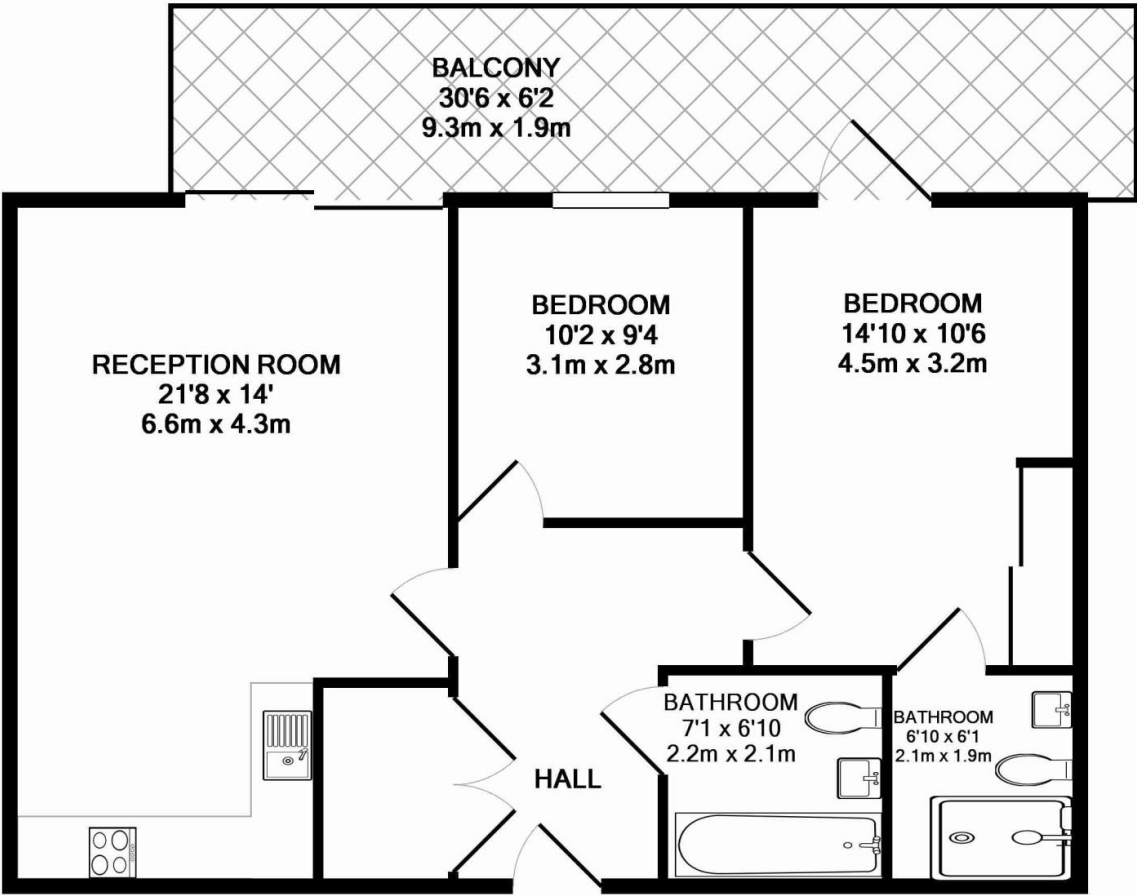
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Property Features:

- Two Bedrooms
- Two Bathrooms
- 734 Square Feet (Approx.)
- Seventh Floor
- Lift
- Concierge
- Deptford Station (0.0 miles)
- New Cross Station (0.3 miles)
- Deptford Bridge Station (0.3 miles)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SE8 - 7TH FLOOR
TOTAL APPROX. FLOOR AREA 734 SQ.FT. (68.1 SQ.M.)

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Terms & Conditions:

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Asking Price:	£475,000
Tenure:	Leasehold Expires 28/09/2265 Approximately 238 Years Remaining
Ground Rent:	£550.00 (per annum) for the year 2026
Service Charge:	£4,430.52 (per annum) to March 2026
Anticipated Rent:	£2,350.00 pcm Approx. 5.9% Yield

Viewings:

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

Our reference: KEN260119

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