



# Hudson Building, Deals Gateway, Deptford, SE10

Asking Price: £260,000

Benham  
& Reeves

# Hudson Building, Deals Gateway, Deptford, SE10

 Studio

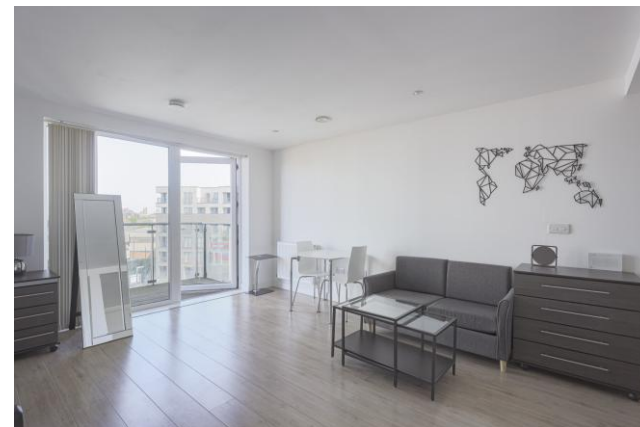
 1 Bathroom (s)

 Leasehold

A large studio apartment located on the 5th floor of Hudson Building, part of the popular One SE8 development. The property spans approximately 372 square feet of living space and comprises a spacious open-plan living space, with a fully integrated kitchen, a modern three-piece bathroom suite and a large private balcony.

Residents have exclusive access to secure bike storage, an on-site gym, a lap pool and a 24/7 concierge.

Deptford Bridge DLR is just 0.1 miles away from the property, providing easy access to Canary Wharf and the City.





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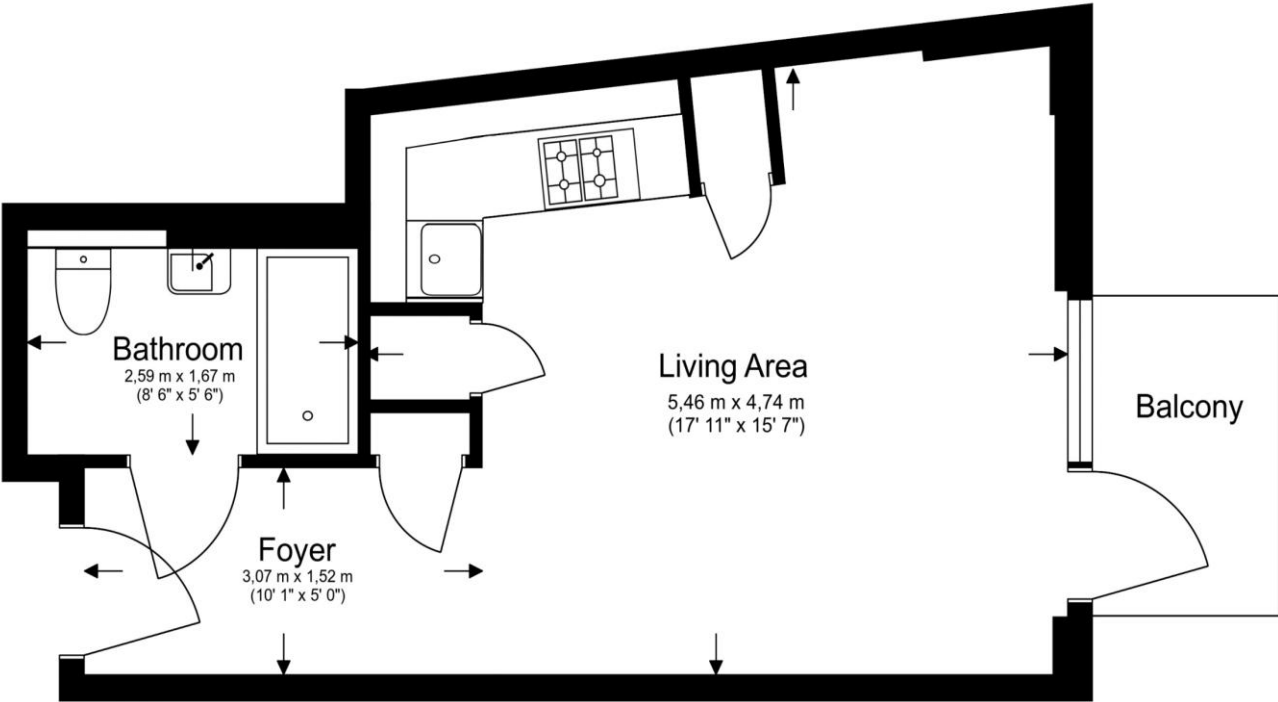


## Property Features:

- Studio Apartment
- 5th Floor
- 372 Square Feet (Approximately)
- Concierge, Gym & Swimming Pool
- Deptford Bridge Station (0.1 miles)
- St. John's Station (0.3 miles)
- Deptford Station (0.4 miles)



Total Gross Internal Area  
34.5 Sq/m -372 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(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:	£260,000
Tenure:	Leasehold Expires 01/01/3001 Approximately 975 Years Remaining
Ground Rent:	£300.65 (per annum) for the year 2025
Service Charge:	£2,130.00 (per annum) for the year 2025
Anticipated Rent:	£1,500.00 pcm Approx. 6.9% Yield

## Viewings:

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

Our reference: CHD230003

T: 020 7740 3050

E: [surreyquays.sales@benhams.com](mailto:surreyquays.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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