



**DREW HOUSE, DEPTFORD, LONDON, SE8**  
**GUIDE PRICE £700,000-£725,000 LEASEHOLD**

**AN OUTSTANDING AND LARGE THREE BEDROOM, DUPLEX PENTHOUSE APARTMENT, THAT FEATURES A SECURE PARKING SPACE AND MEASURES CIRCA 1190 SQUARE FOOT. EWS1 COMPLIANT!**

Greenwich | 02030533033 | [greenwich@winkworth.co.uk](mailto:greenwich@winkworth.co.uk)

**Winkworth**

for every step...

[winkworth.co.uk](http://winkworth.co.uk)



## DESCRIPTION:

Guide Price £700,000-£725,000. An outstanding and large three bedroom, duplex penthouse apartment, that features a secure parking space and measures circa 1190 square foot. EWS1 COMPLIANT!

The property is part of the sought after Paynes & Borthwick development, which is located a just short walk along the river from Greenwich Village centre.

Finished to an exceptionally high standard throughout, the property has an abundance of space. From the welcoming entrance hallway (with cloak cupboard and separate WC), there is an enormous living/kitchen/dining room, which leads on to a stunning 19ft south facing terrace. Upstairs there are three bedrooms with the master having an en-suite. There is also a well fitted family bathroom. The added features include concierge and lift service, along with a secure underground allocated parking space.

As previously mentioned, the property is well located to Greenwich Village, which offers DLR/mainline rail and Clipper riverboat connections, the Royal Park and an array of bars, restaurants and shops, including a Waitrose just a 10 minute walk away. The nearest train connection can be found just half a mile away at Deptford Station, which is just 10 minutes from London Bridge Station.

## AT A GLANCE

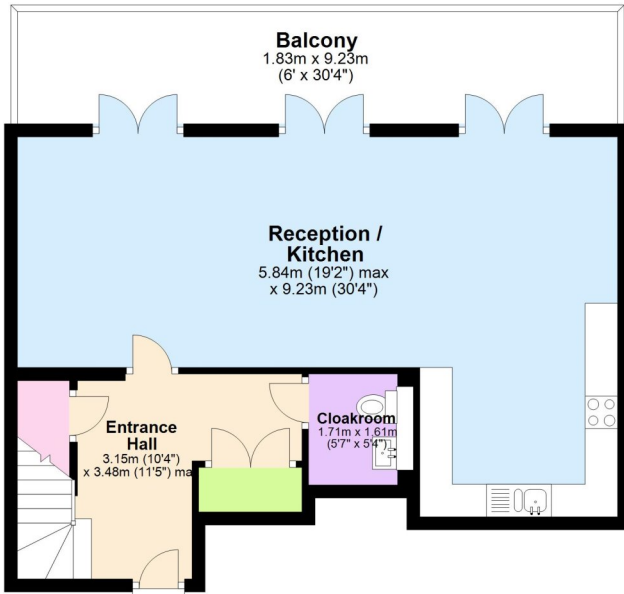
- Three bedroom apartment
- split level 4th and 5th floors
- Large south facing balcony
- Underground parking space
- two bathrooms
- circa 1190 square foot
- Paynes and Borthwick Development
- close to town centre
- 24 hour concierge
- EPC rating: B





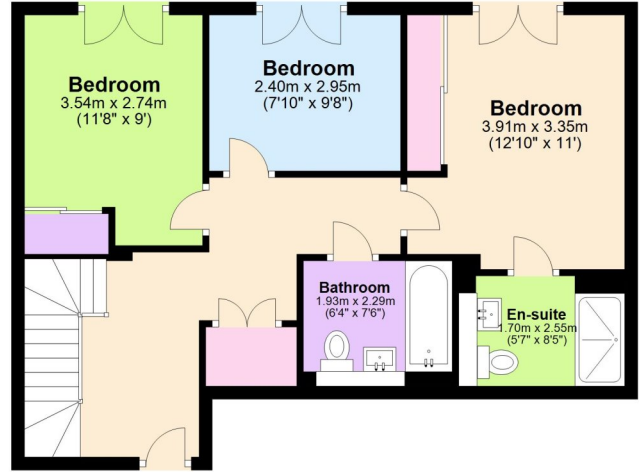
### Fourth Floor

Approx. 55.2 sq. metres (594.2 sq. feet)



### Fifth Floor

Approx. 55.4 sq. metres (596.3 sq. feet)



Total area: approx. 110.6 sq. metres (1190.4 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 984 year and 5 months

**Service Charge:** £6800 per annum

**Ground Rent:** £ 525 Annually (subject to increase)

**Council Tax Band:** TBC

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Greenwich | 02030533033 | greenwich@winkworth.co.uk



for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.