



**BOWHOUSE COURT, DEPTFORD, LONDON, SE8**  
**£375,000 LEASEHOLD**

**A BEAUTIFULLY PRESENTED ONE BEDROOM, 3RD FLOOR, APARTMENT, THAT MEASURES CIRCA 535 SQ FT AND FEATURES A WONDERFUL 26FT, SOUTH FACING, COVERED BALCONY. LOCATED JUST MOMENTS FROM GREENWICH TOWN CENTRE AND THE RIVER WALK. EWS1 COMPLIANT!**

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## DESCRIPTION:

A beautifully presented one bedroom, 3rd floor, apartment, that measures circa 535 sq ft and features a wonderful 26ft, south facing, covered balcony. Located just moments from Greenwich town centre and the river walk. EWS1 compliant!

In stunning order throughout, the property comprises a lovely and bright 16ft reception room and open plan kitchen area, which features all the usual white goods one might expect. There is a large double bedroom with fitted wardrobes and a lovely family bathroom. There are two large storage cupboards off the entrance hallway. Added features include hard wood flooring, double glazing and a concierge on site. There is also access to a communal gymnasium and roof terrace.

Kent Wharf is an immensely popular development that was built and finished in 2017, and is quietly located on Creekside, just slightly west of the creek. Greenwich Town Centre is just a few minutes walk away, which offers a wide selection of shops and restaurants, along with mainline rail, DLR and riverboat service. The Royal Park, with its Observatory is also close by. The property also has the added benefit of being a short walk away from Deptford High Street. Your earliest viewing is highly recommended.

## AT A GLANCE

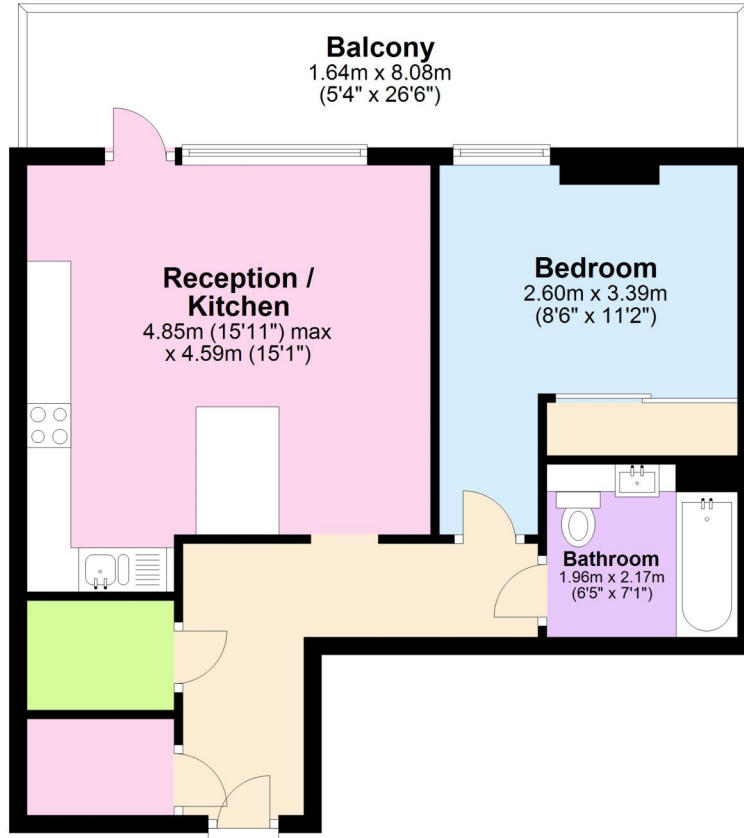
- stunning apartment
- one bedroom
- 3rd floor (with lift)
- c535 sq ft
- EWS1 compliant
- huge covered balcony
- excellent condition
- lots of storage
- Kent Wharf development
- concierge on site
- communal gymnasium





### Third Floor

Approx. 49.7 sq. metres (535.5 sq. feet)



Total area: approx. 49.7 sq. metres (535.5 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
Very energy efficient - lower running costs			
(92)	<b>A</b>		
(81-91)	<b>B</b>	86	86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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