







Watsons Street
London
SE8 4AY

Leasehold

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Council Tax: A
EPC Rating: C

Robinson Jackson are delighted to present to the market this spacious and CHAIN FREE ground floor studio flat, ideally positioned in a convenient Deptford location within easy reach of the vibrant High Street, local parks and excellent transport connections.

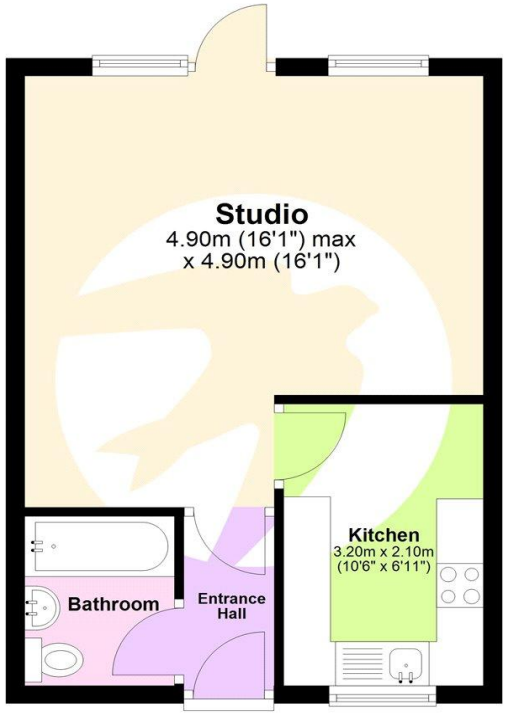
The property offers a generously proportioned reception/living space, providing plenty of room to create clearly defined living and sleeping areas if desired. Benefiting from wood flooring throughout, the accommodation has a bright and practical feel, while a door from the reception provides direct access to the communal garden, a particularly attractive feature for a studio property.

A separate fitted kitchen provides a good range of wall and base units with useful worktop and storage space, while the bathroom is fitted with a white suite and complemented by part-tiled walls and wood effect flooring.

Asking Price £240,000

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Ground Floor



This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.





Interior

Entrance Hall: Entrance door, wood floor, access to reception room and bathroom.

Studio: 4.90m x 4.90m (16'1" x 16'1") Two double glazed windows and double door to communal gardens, wood floor, radiator, access to kitchen.

Kitchen: 3.20m x 2.10m (10'6" x 6'11") Double glazed window, range of wall and base units, space for cooker, stainless steel sink with mixer tap, plumbed for washing machine, wall mounted boiler, space for fridge freezer, extractor fan, tiled splash back, wood floor.

Bathroom: 2.40m x 1.40m (7'10" x 4'7") Panel enclosed bath with shower attachment, pedestal wash hand basin, low level w.c., partly tiled walls and wood floor.

Leasehold Information

Length of Lease: 125 years from 16th December 2019*

Time remaining on lease: Approx. 118 years*

Service Charge: Approx £1,000 per year *

Ground Rent: £10 per year *

(*to be verified by Vendors Solicitor)

Additional Information

Local Authority: London Borough of Lewisham

Council Tax: Band A

EPC Rating: C

Location

Nestled between the bustling tourist areas of Greenwich and Bermondsey, Deptford boasts a distinctive atmosphere all its own. Rich in maritime heritage, the neighbourhood beautifully blends charming period homes with contemporary new builds, creating a true embodiment of London living.

With an array of fantastic restaurants offering diverse and eclectic cuisine alongside thriving independent high street shops, Deptford fosters a vibrant and close-knit community spirit. Well connected by transport, this sought-after postcode provides a slice of authentic South East London, with direct services linking residents easily to and from the heart of the capital.

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