



The Old Workshop, Tanners Hill, London SE8
Price £365,000 Leasehold

Bedrooms: 2
Receptions: 1
Bathrooms: 2

To arrange a viewing contact us on **020 8858 9911**
View these details online at johnpayne.com/P159994

John Payne

Coming to the market very soon.....

This superb two double bedroom, two bathroom split level apartment newly constructed offering a 10-year NHB Certificate represents a prime opportunity to acquire a brand new spacious apartment in an up and coming area pedestrianised part of the Deptford High Street Conservation area situated alongside period properties. Very well connected to zone 2 transport; 0.2 miles from Deptford Bridge DLR, 0.3 miles from New Cross rail and overland tube: 0.7 miles from Greenwich rail and Docklands Light Railway. The apartment occupies the 2nd and 3rd floors of this residential and work/live converted premises offering 1142 sq ft of contemporary designed living. Join us on the OPEN DAY on Saturday 19th October please ring the office on 020 8858 9911 for an appointed time. Energy Efficiency Rating B.

TOP FLOOR

LIVING ROOM

23'2 x 22'4 (to extremes) part eaved room with fantastic light, three Velux windows, one with a balconette window, skylight window above the stairwell, inset spotlights, radiators, window alarm, laminate oak wood flooring.

STAIRCASE

Carpeted staircase from the balustraded stairwell down to kitchen, two bedrooms and bathroom.

KITCHEN

15'5 x 9' High spec white gloss wall base and drawer units with granite work tops, integral Bosch appliances comprising dishwasher, fridge/freezer, gas hob and oven with extractor and an Indesit washing machine. Ceramic tiled splashbacks and flooring, built-in understairs storage cupboard, inset spotlights, double glazed window to front. Single drainer stainless steel sink unit with mixer tap, space for breakfast table.

BEDROOM ONE

13'1 x 9'6 Double glazed windows to rear, radiator, fitted carpet, door:

EN SUITE SHOWER ROOM

9'6 x 3'7 With pedestal wash hand basin and mixer tap, low level WC, glazed double shower cubicle with splash shower head, part tiled walls, tiled floor, inset spotlights, double glazed window to rear.

BEDROOM TWO

14'6 x 10'2 Double glazed window to front, recessed storage, inset spotlights, radiator, fitted carpet.

BATHROOM

Contemporary white suite comprising pedestal wash hand basin with mixer tap, low level WC. Curved shower bath with mixer tap and shower unit with shower head. Double glazed window to front, half tiled walls and tiled floor, radiator, inset spotlights, wall mounted A-rated Worcester Bosch gas central heating combination boiler.

HALL

Laminated oak wood flooring, radiator, inset spotlights, staircase leading up to the living room. Video door entry phone.

COMMUNAL FRONT ENTRANCE DOOR

With carpeted staircase to private front entrance door at second floor level, video door entry phone system.

TENURE: LEASEHOLD

Please note it has not been possible to inspect the title documents and we are therefore unable to state accurately any lease details. The property is held on a leasehold title with a newly created 999 year lease with part ownership of management company. Purchasers are advised to verify this and other related information prior to making a commitment to purchase.

Local Authority

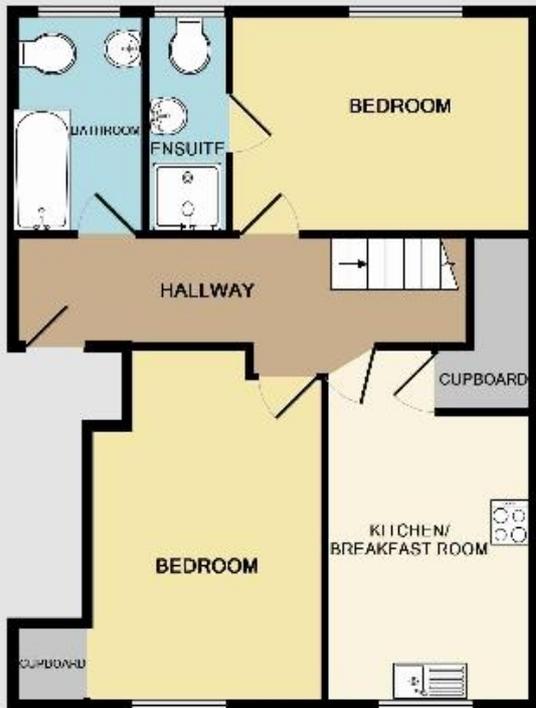
Lewisham London

Viewing Arrangements

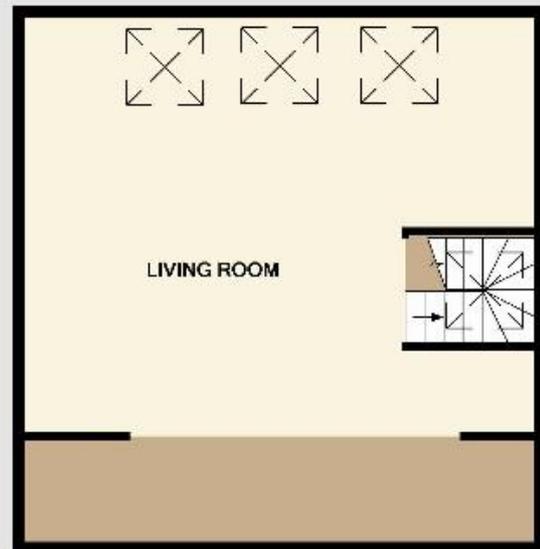
Viewing by prior appointment through vendor's agents John Payne on 020 8858 9911

John Payne Estate Agents, 227 Greenwich High Road, Greenwich, London, SE10 8NB

or email us on greenwich@johnpayne.com



LOWER FLOOR
APPROX. FLOOR
AREA 625 SQ.FT.
(58.1 SQ.M.)



UPPER FLOOR
APPROX. FLOOR
AREA 517 SQ.FT.
(48.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1142 SQ.FT. (106.1 SQ.M.)
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Energy Performance Certificate



The Old Workshop, 7b, Tanners Hill, LONDON, SE8 4PJ

Dwelling type: Top-floor flat
 Date of assessment: 01 October 2013
 Date of certificate: 01 October 2013
 Reference number: 8396-3691-6239-7707-8073
 Type of assessment: SAP, new dwelling
 Total floor area: 103 m²

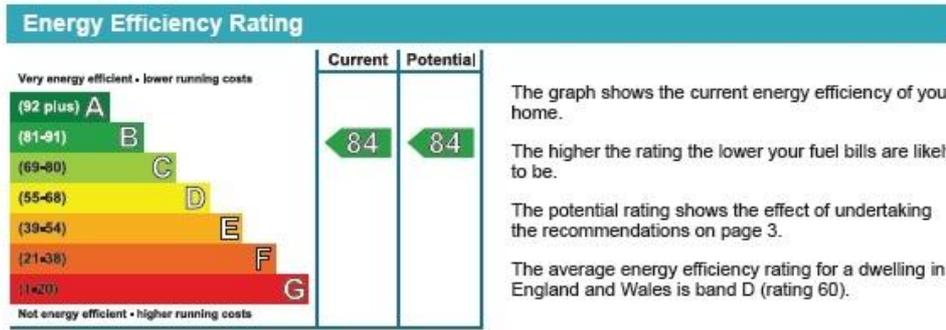
Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,278
Over 3 years you could save	£ 39

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 171 over 3 years	
Heating	£ 780 over 3 years	£ 783 over 3 years	
Hot Water	£ 285 over 3 years	£ 285 over 3 years	
Totals	£ 1,278	£ 1,239	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.



Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£25	£ 39



We are members of The Property Ombudsman scheme for estate agents and subscribe to the TPO Code of Practice.

Property Descriptions

Whilst every care has been taken in the preparations of these particulars we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval.

Floor plans are intended for identification purposes only. They are not to scale and their accuracy cannot be guaranteed.

Money Laundering Regulations

Intending purchasers will be asked to produce identification at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Property Summary

Address: The Old Workshop 7b Tanners Hill SE8 4PJ
 Price: £365,000
 Tenure: Leasehold
 Type: Conversion
 Floor area (approx): 1142 SqFt

John Payne Greenwich
 227 Greenwich High Road, Greenwich, London, SE10 8NB
 Email: greenwich@johnpayne.com
 Phone: 020 8858 9911

Bedrooms: 2 Receptions: 1 Bathrooms: 2

First viewing appointment:

Date Time Meeting

Reference number: P159994

Second viewing appointment:

Date Time Meeting

Details of this property (including a location map) can be found online at: johnpayne.com/P159994