



Archer Square, New Cross

Asking Price £350,000 Leasehold

OLIVER  JAQUES
EST. 1986



Archer Square, New Cross

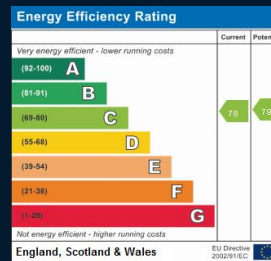
Moments from the green open spaces of Folkestone Gardens and Deptford Park, this well presented duplex apartment occupies a small residential cul-de-sac in a quiet corner of New Cross. The property is arranged over the second and third floors of a four storey building and briefly comprises two double bedrooms, south facing living room, kitchen/diner, upstairs bathroom and downstairs wc. Dating from the 1990s, Archers Square is an equidistant stroll from both New Cross and New Cross Gate rail and Overground stations, offering quick and convenient access into various parts of the City, while the amenities of Deptford High Street and New Cross Road are within easy reach. The property makes for a spacious first time buy or offers approx. 5% annual return for a buy-to-let investor.

- Two Double Bedrooms
- Private Balcony
- South Facing Reception Room
- Secure Entry Phone System
- Kitchen / Diner
- Moments from Folkestone Gardens

South East London
020 7231 5050

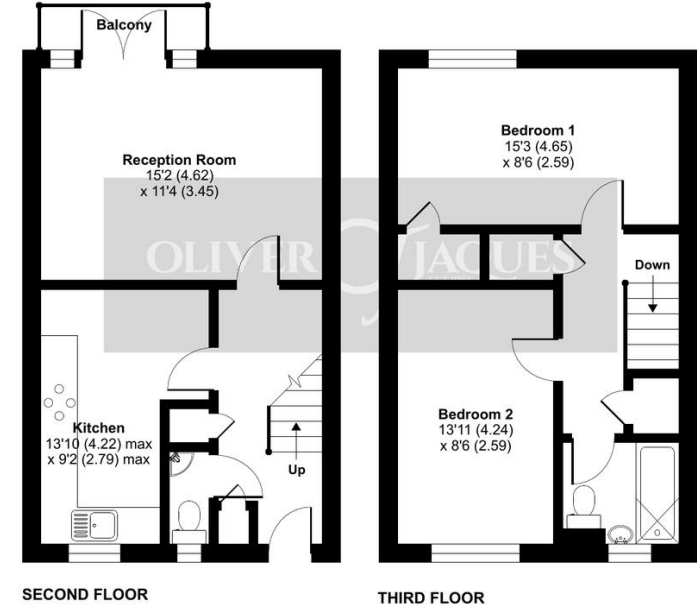
Email southeast@o-j.co.uk

229-231 Lower Road, London, SE16 2LW



web www.o-j.co.uk

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2022. Produced for Oliver Jacques. REF: 819071

- **Tenure:** Leasehold
- **Ground Rent:** £10 pa
- Fixed
- **Service Charge:** £1bc pa
- **Lease Expires:** 2121
- **Shared Ownership:** No
- **Council Tax Band:** Lewisham B
- £1,356.15