



John Silkin Lane, Deptford

Asking Price £250,000 Freehold

OLIVER *OJ* JACQUES
EST. 1986



John Silkin Lane, Deptford

Located on the cusp of Surrey Quays' shopping district, this affordably priced, entry-level property offers a fantastic opportunity for a first time buyer to get a foot on a the local property ladder. This cosy apartment is fully double glazed and enjoys the benefit of an extended lease, eliminating the pitfalls often presented by this end of the market. Internally, the space is a blank canvas and enjoys a separate kitchen to reception room and separate sleeping area with built in wardrobe. Externally, the residents parking spaces are surrounded by well-kept, floral communal gardens. Transport links are provided by the London Overground line at Surrey Quays station, mainline at South Bermondsey station and Jubilee Line at Canada Water station.

We understand from the seller's lease extension solicitors that a variation to the lease has been made to extend the expiry date to 2180, this is awaiting updating on Land Registry

- Second Floor Studio
- Residents' Parking
- Close To Transport Links
- Extended Lease
- Fully Double Glazed
- Close To Deptford Park

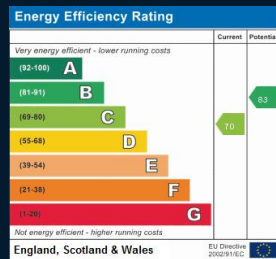
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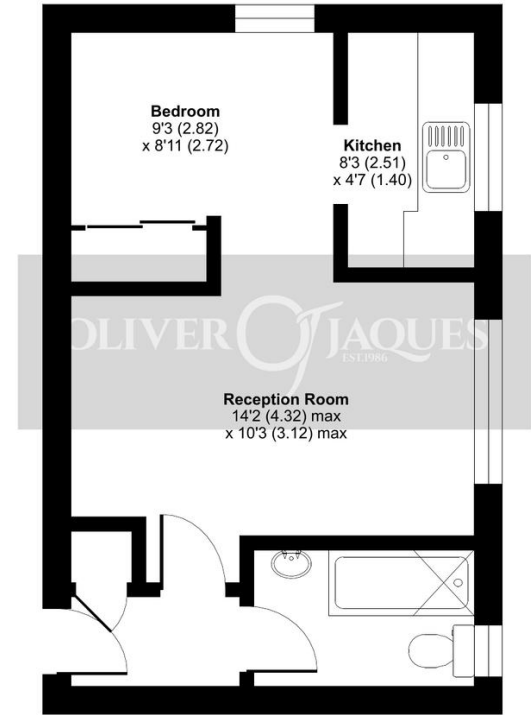
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John Silkin Lane, London, SE8

Approximate Area = 332 sq ft / 30.8 sq m
For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Oliver Jacques. REF: 846007

- **Tenure:** Leasehold
- **Ground Rent:** £160 pa
- Reviewed
- **Service Charge:** £853.20 pa
- **Lease Expires:** 2180
- **Shared Ownership:** No
- **Council Tax Band:** Southwark D
- £1,594.54