



Moulding Lane, SE14
£485,000

0208 702 9666
pedderproperty.com

pedder



In general

- Two double bedrooms
- Concierge
- Bike storage
- Two balconies
- Modern development
- Great rail links
- Great views
- Built in storage
- B rated EPC
- 995 years unexpired lease

In detail

Superb two double bedroom apartment in this beautiful modern block nestled between New Cross and Deptford with two private west-facing balcony and communal gardens.

Deptford Foundry development is a high quality development and was completed in late 2019. It features a collection of apartments finished to a high specification by this trusted developer. Ideally located for Deptford station (0.5 miles), New Cross (0.5 miles) & New Cross Gate (0.7 miles) for regular Overground and National Rail services into London Cannon Street, London Bridge, Clapham Junction, King's Cross, Farringdon and Shoreditch High Street as well as the excellent bars, cafes and fooderies of Deptford and New Cross.

Boasting over 775 Sq. Ft. of internal space, this third-floor apartment's spacious and bright 23-ft kitchen reception room leads onto a west facing private balcony to watch the hustle and bustle of south London life go by. The property is accessed via a lift, there are also two large double bedrooms, one with en-suite bathroom, and also a large storage cupboard providing excellent space.

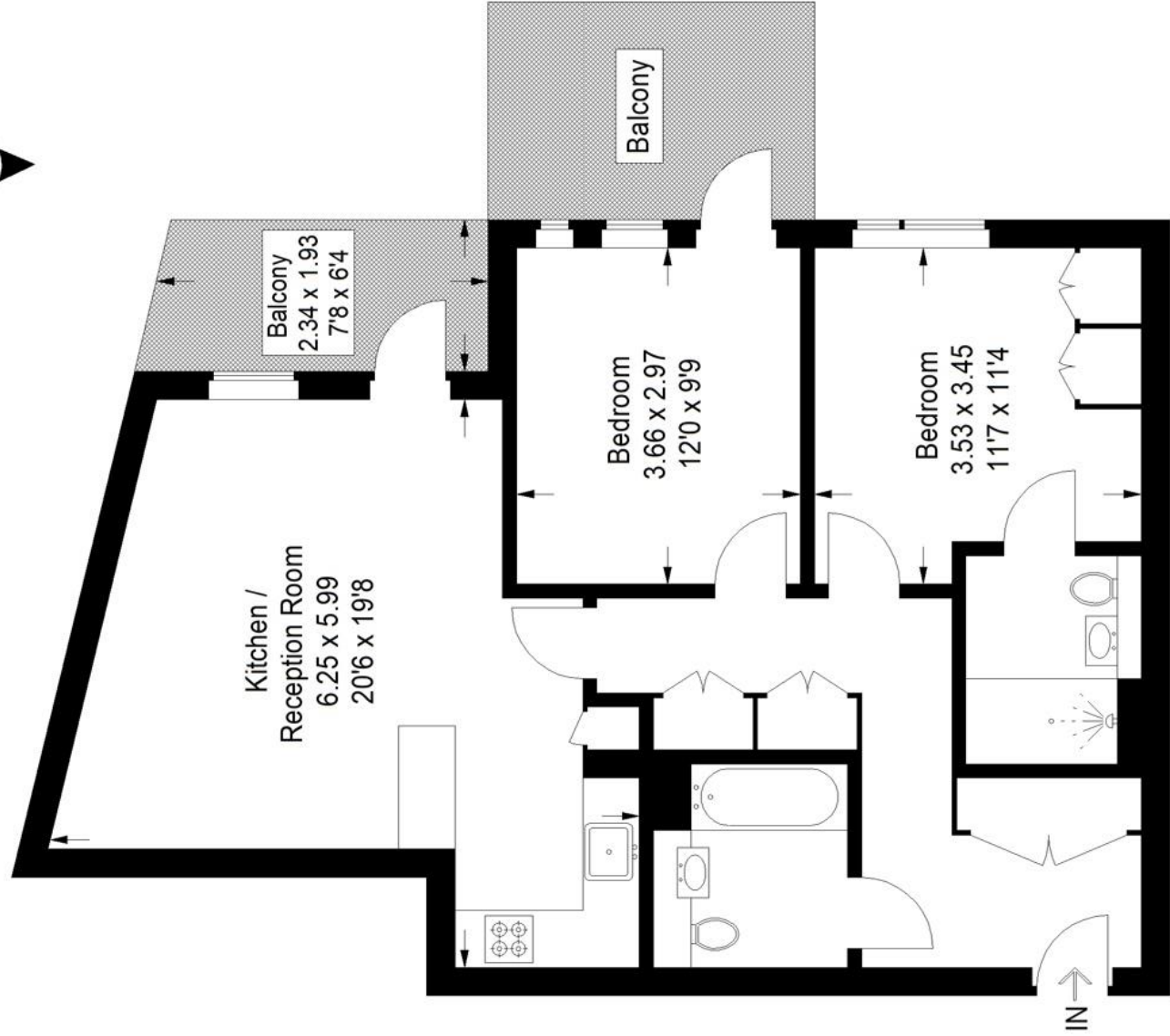
EPC: B | Council Tax Band: D | Lease: 995 years remaining | SC: £300 pcm | GR: £500 pa | Buildings Insurance: Included in service charge



Floorplan

Arbor House, SE14

Approximate Gross Internal Area
72.3 sq m / 778 sq ft



Third Floor

Copyright www.pedderproperty.com © 2023

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.