

GIFFIN ST, DEPTFORD SE8



Smart & Sassy 3rd Floor Studio

- ◆ Light, Bright & Big Studio
- ◆ Separate Kitchen
- ◆ 3rd Floor
- ◆ 104 Years Lease
- ◆ Deptford Central
- ◆ Fab Transport Links
- ◆ Modern Secure Block
- ◆ 404 Sqf / 37.5 Sqm



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£245,000

Leasehold



Giffin St is home to one of SE8's new Landmark buildings, Deptford Lounge. A shimmering delight of modern architecture hosting a community hub, library, primary school and more.

It is also home to my client's exceptionally light and bright 3rd floor modern studio apartment.

Access is via a lift, or the gym-bunnies can trot up the stairs, stopping briefly to admire the view of the aforementioned landmark, then we're in to a hallway and kicking off our shoes.

Immediately on our left is the bathroom. Crisp white suite and tiles, and natural light. Lovely.

Up next is the main event: the studio room is ever-so bright, with full width windows providing tons of light and pretty far-reaching Southern views. The present custodians have it very well worked out, with a lounge and dining area occupying the primary space, with a curtained off sleeping area to the side.

There's a handy built in storage cupboard here too.

The flooring is cork throughout, adding warmth and personality.

Off the studio room is the kitchen, a totally modern affair, well fitted with integrated cooking appliances and fridge freezer and a solid timber worktop. There's room for the washing machine and a slimline dishwasher. A fold down table is handy for a quick coffee & croissant in the morning, or some extra preparation space for the chef.

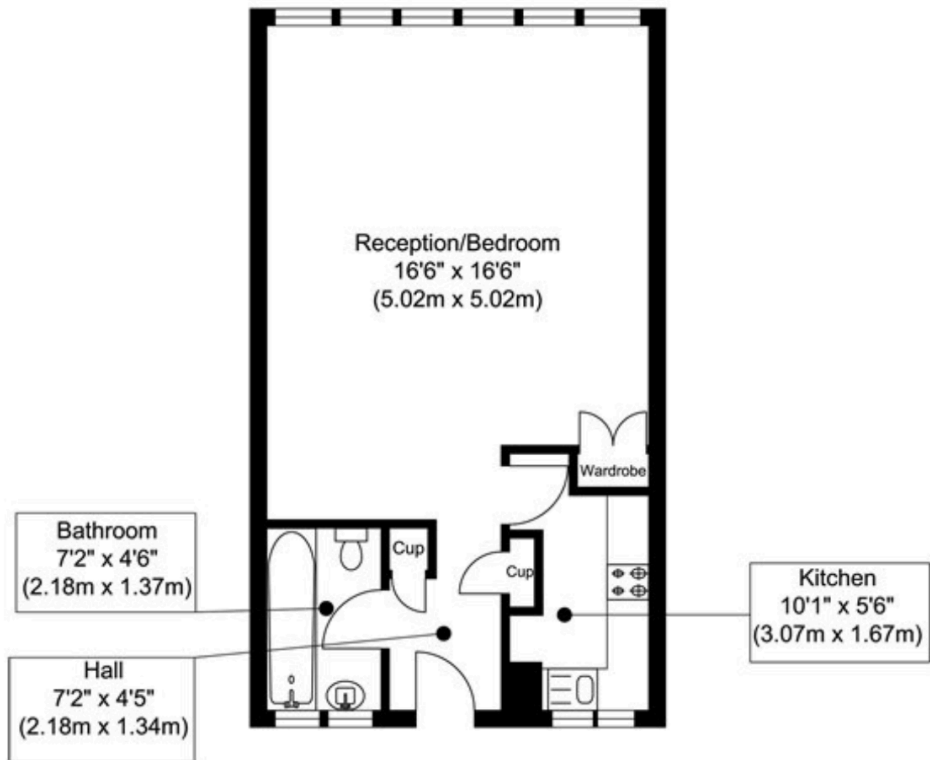
There's a new combi boiler taking care of the central heating and instant hot water.

You couldn't be better placed for the High St, station, or leisure centre (right opposite), so it really is Deptford Central.

The re-development of the station, plaza and old carriage ramp has upped the cool status several notches, and the arches are amazing and now a wonderful hub of bars and eateries like Little Nan's, the Tap Room, the Dirty Apron and Marcella on the High St is a fab Italian. The Job Centre does a great Sunday roast.

Deptford is steeped in history: Shakespeare's protégé Christopher Marlowe is buried in an unmarked grave at St Paul's Church, which also played host to Brad Pitt in Interview With A Vampire (sadly the scene never made it to the big screen!).

Deptford is also where Peter the Great learned his shipbuilding skills in the old Naval Dockyards. A 15 minute walk from here and you're in historic Greenwich, a UNESCO world heritage site and home to the Cutty Sark, Meridian Line, Observatory and Royal Deer Park.



Approximate Floor Area
403.75 sq. ft.
(37.51 sq. m.)

Giffin Street

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