#### THE MODERN HOUSE



London SE8 Sold

# **Deptford Broadway**

Situated on the top floor of an imposing 1930s Art Deco building is this wonderfully bright two-bedroom apartment with approximately 990 sq ft of internal accommodation and an expansive private south-facing terrace. The flat is one of two penthouses built in 2007 above the Grade II-listed façade of a former department store.

Entry is on the third floor and accessed via a communal stairwell (there is no lift). Accommodation is arranged around an entrance hall with storage cupboards and a roof light. There are two large bedrooms, one with built-in storage and en-suite shower room, and a further family bathroom.

From the hall, double doors open under a second roof light to a substantial open-plan kitchen and living room with dining area. Elegant oak parquet flooring flows through the master bedroom, hall and into the main living space. All three principal rooms have access through glazed sliding doors to the enormous decked terrace which wraps around the apartment.

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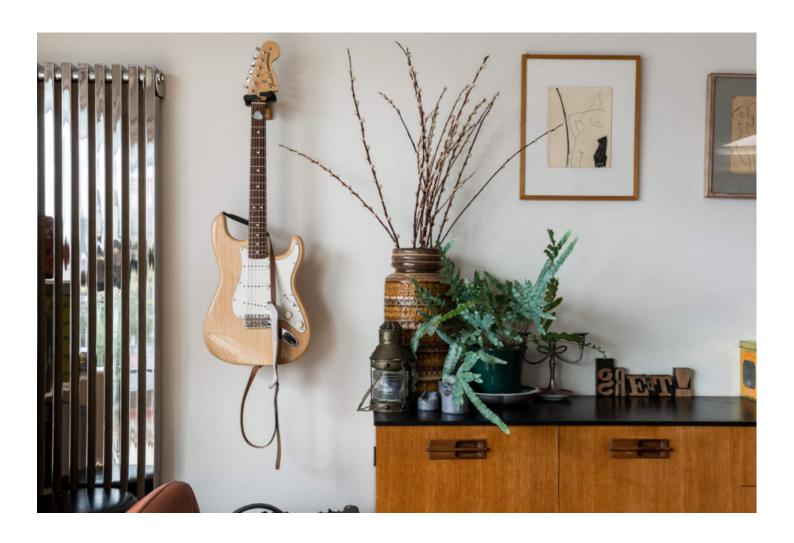
## **Deptford Broadway**

The area has excellent transport links. Deptford Bridge DLR station is within two minutes' walk, and both Deptford station (which runs trains to London Bridge in approximately 6 minutes) and New Cross Overground station are around five minutes' walk. Greenwich is also within comfortable walking distance.

Deptford is a thriving area of London that has a growing cultural profile. It has a range of outstanding local galleries, restaurants and pubs, as well as being convenient for surrounding areas such as New Cross, Peckham, Greenwich and Bermondsey.

Tenure: Leasehold Lease Length: 110 years Service Charge: approx. £895 per annum (includes building insurance and maintenance) Ground Rent: approx. £100 per annum

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## **About**

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with "rewriting the rulebook on estate agency" and GQ voted us "one of the best things in the world".