



A well presented apartment set within this popular modern development which benefits from a concierge, fully equipped gymnasium and indoor pool.

**Utah Building, Deals Gateway, Lewisham, London, SE13**

Offers in Excess of £285,000 Leasehold (105 years remaining)





- Modern one bedroom apartment
- Well maintained throughout
- Perfectly located for the DLR
- Concierge
- Gym and pool

### Description

This well presented one bedroom apartment has been tastefully upgraded by the current owners and offers approximately 459 sq ft of living space. There is an entrance hall with fitted storage space, leading into an open plan living area, which comprises of a fitted kitchen with a range of integral appliances, a spacious bedroom with fitted wardrobes and a modern bathroom suite.

Externally, there is access to the generous communal gardens for residents to enjoy.

### Local Information

Deptford Bridge DLR is located within a stones throw, offering access into Canary Wharf in approximately 15 minutes. Greenwich is also just a short trip away offering access to a vast array of local shops, restaurants and bars, plus various award winning parks.

All times and distances are approximate.



### Tenure

Leasehold (105 years remaining)

### Local Authority

Lewisham Borough Council

### Energy Performance

EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Canary Wharf Office.

Telephone: +44 (0) 20 7531 2530.

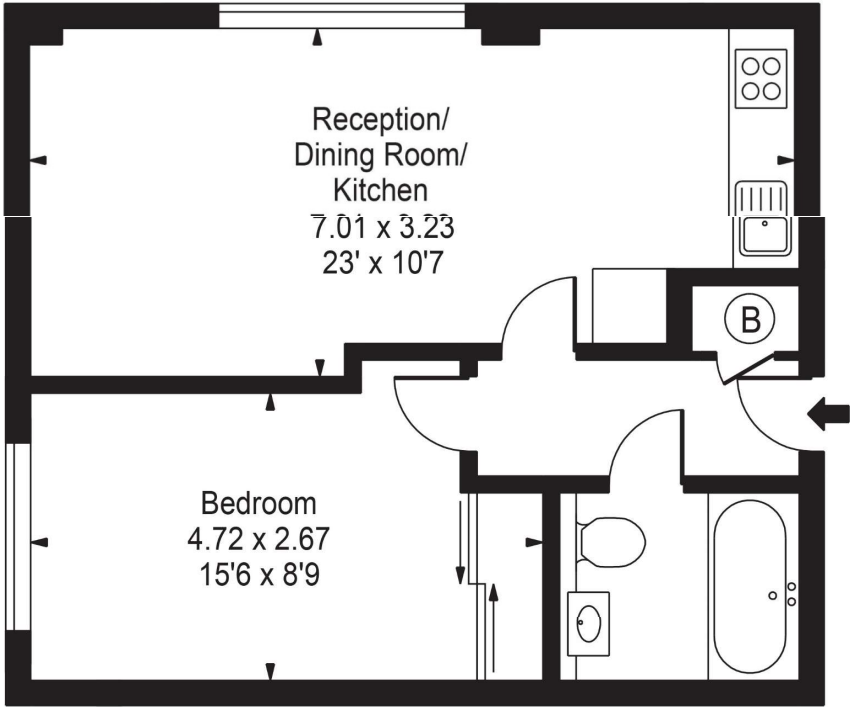






Utah Building, Deals Gateway, Lewisham, London, SE13  
Gross Internal Area 459 sq ft, 42.6 m<sup>2</sup>

Utah Building, SE13  
Gross Internal Area(Approx)  
Total = 42.64 Sq m / 459 Sq ft



Ground Floor

For Illustration Purposes Only - Not To Scale  
Floorplan by Humble Spy Photography Ltd.  
Produces exclusively for Savills

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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