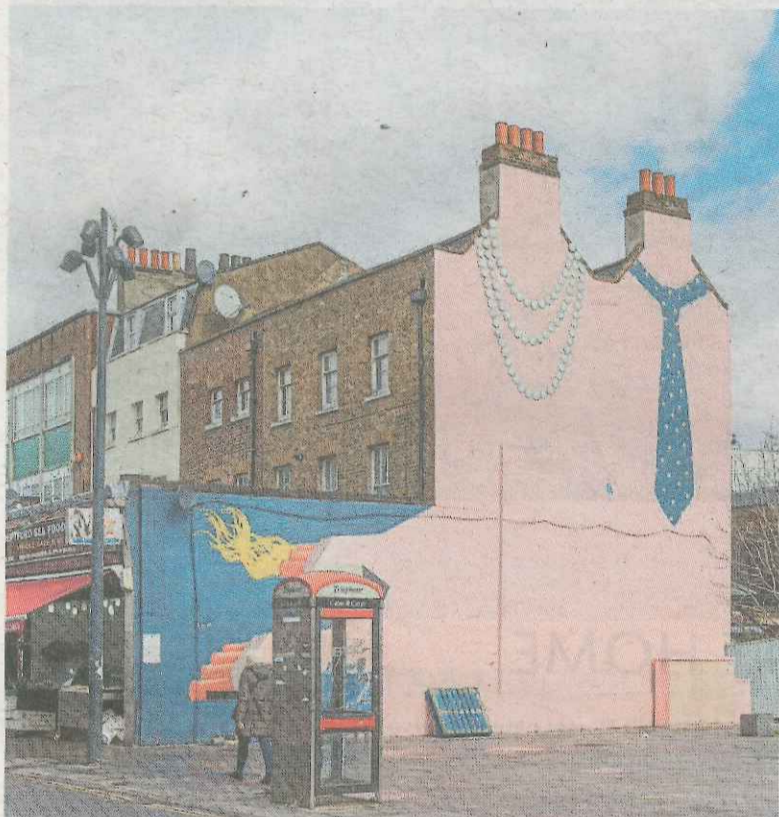


**METRO Property** Neighbourhood Watch

*This week...* **Deptford**

Edgy, interesting, creative and cool, this once overlooked area is a firm fixture on the London property map, says **Andrea Dean**



**SETTING THE SCENE**

DEPTFORD is used to being outshone by next door Greenwich, but over the past few years it's shifted into the spotlight. It shares its neighbour's maritime heritage and, thanks to widespread regeneration, is becoming increasingly sought after. The independent high street's been revitalised without losing its identity, and a large and diverse creative community has moved into the area, with many studios based in the surviving warehouses at Creekside, a conservation area. Street art has brought colour to buildings and public spaces and you can't go far without spotting a mural by local collective Artmongers.

**RENT REPORT:** 'The typical tenant is the working professional, facilitated by the access into central London. Starting rent for a two-bed flat is typically around the £1,500pcm mark, but this can creep up to £1,700pcm in newer developments,' says Jon Beadle of Winkworth.



**WHAT'S NEW**



Pocket edition: A kitchen at Arklow Road

**KENT Wharf** comprises one, two and three-bed flats with open-plan living spaces, set in landscaped communal gardens. Bellway Homes is offering stamp duty paid or London Help to Buy on a selection of two-bed duplexes and three-bed homes, from £544,995.

At **Anthology Deptford Foundry**, a former metal foundry is being transformed into a community of 316 homes, along with workspaces for artists, designers and craftspeople. The one, two and three-bed flats are a short walk from the high street and have spacious balconies or terraces with open-plan living/dining/kitchen areas, from £365,000.

Pocket Living has redeveloped a 1920s brick industrial building on **Arklow Road**, where 12 two-bed Pocket Edition flats remain, with low service charges, a communal courtyard, residents' lounge and secure cycle storage, from £450,000.

Construction has started on **The Timberyard Deptford**, Lendlease's scheme of 1,132 homes, office and retail space and a new linear park. One to four-bed flats and four-bed townhouses in the first phase, Cedarwood Square, start at £585,000.

A landmark development of 183 apartments, townhouses, restaurants and shops set in the heart of old Oriental City.

**Show apartment now open at 399, Colindale, NW9.**

1,2,3 and 4 bedroom apartments available from £350,000.

To register your interest call 020 7043 8888 or visit [www.399NW9.com](http://www.399NW9.com)

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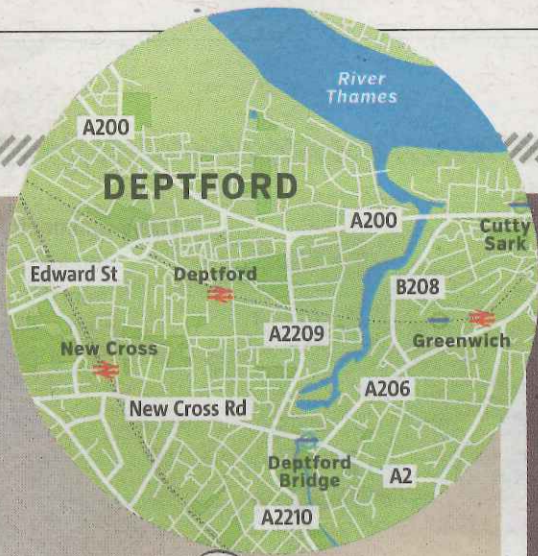


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## DEPTFORD'S VITAL STATISTICS

**Council tax (Band D):** £1,437.70  
**Commuting time:** 11 mins to Cannon Street  
**Annual Travelcard:** £1,320

**Amenities:** ★★★★★ Useful stores on Deptford High Street, where a traditional market is held three times a week; indie shops and eateries underneath railway arches in Deptford Market Yard; Deptford X contemporary art festival; the Albany performing arts

centre; designers and craftspeople in house at Cockpit Arts  
**Open space:** ★★★★★ Deptford Park; Brookmill Park

**Schools:** ★★★★★ Results about average; Ofsted rates most local primaries as good or outstanding  
**Crime rate:** ★★★★★ About average

**Who lives there?** Young professional first-time buyers; creatives  
**Famous faces:** Danny Baker and members of Dire Straits lived in Deptford in the 1970s



**Deptford calling:**  
 Danny Baker

SCHOOLS AND PROFILE SUPPLIED BY **ZOOPLA.CO.UK**

**Cool look:** Anthology Deptford Foundry

## PROPERTY LADDER



**FIRST RUNG**  
 £247,500  
**Foxtons, foxtons.co.uk**  
 A studio flat on the second floor of a well-maintained block. Benefits from tons of natural daylight, a modern kitchen and off-road parking.

### AVERAGE FOR DEPTFORD

The average property in Deptford is currently valued at **£429,700**, according to Zoopla.co.uk

**£420,000**  
**Alex Niel, alexneil.com**  
 Arranged over the ground and lower-ground floors of a converted Georgian house, this two-bed flat has high ceilings, original sash windows and fireplaces, and a south-facing garden.



PHOTO: MATT GAMBLE PHOTOGRAPHY



**LUXURY LIVING**  
 £1.275million  
**Munday's, munday's.com**  
 This 17th-century, three-bed house was remodelled by architects Dow Jones, and won a RIBA London Regional Award.

## SNOOPING AROUND



**Watering hole:** The Dog And Bell pub

THERE'S a huge mix of property - local authority estates, shiny riverside apartments and some Georgian houses and Victorian cottages. 'Deptford is changing fast and going the same way as Peckham and Brixton Village, with lots of quirky bars and restaurants,' says Jennifer Purchase of Foxtons. 'It has far more flats than houses, and the majority of our clients are first-time buyers or parents purchasing for their children. The entry point is about £250,000 and one and two-bed ex-council or new-build flats above commercial premises are most in demand, while period conversions are hard to find.'



**Hip:** Deptford Project Café

