

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



TOTAL APPROX. FLOOR AREA 615 SQ.FT. (57.1 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
 Made with Metropix ©2018



**STRONGBOW CRESCENT**  
**CENTRAL ELTHAM**  
 Guide Price £220,000



7 Bourne Road, Bexley, DA5 1LW

**Anthony Martin**  
Estate Agents

01322 47 99 33  
 bexley@anthonymartin.co.uk  
 www.anthonymartin.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**Anthony Martin**  
Estate Agents



PRICE GUIDE £220,000 TO £230,000

CHAIN FREE & A 95 YEAR LEASE REMAINING!

Situated just 0.3 MILE TO ELTHAM TRAIN STATION and ELTHAM HIGH STREET - this 2 Bedroom Second Floor apartment boasts views of London from the 15'3 balcony and windows, and is ideally positioned for ample amenities nearby. This property could make a great investment purchase whereby we anticipate a rental return of £950 - £1000 pcm. Located in the heart of Eltham and very close to Eltham High Street and train station. There are several sought after primary and secondary schools near by too, plus easy access to the A2 and A20.

The property comprises an Entrance Hall with large storage cupboard, bathroom, Two Double Bedrooms, spacious Lounge Diner, kitchen and Balcony with the stunning views across London. The property boasts Double Glazing and Gas Central Heating.

Call Anthony Martin Estate Agents today to view.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## STRONGBOW

CENTRAL ELTHAM

- Second Floor Flat
- Balcony With Panoramic Views of London
- Two Double Sized Bedrooms
- Spacious Lounge Dining Room
- 95 Year Lease Remaining
- Chain Free
- Fully DG & GCH Throughout
- By Eltham High Street & Train Station
- Close to Sought After Schools
- 615 Sq Ft

