



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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		
(81-91) B		
(69-80) C	78	78
(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 530 SQ.FT. (49.2 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  
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ST. MARY STREET  
LONDON

Guide Price £180,000



2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

**Anthony Martin**  
Estate Agents

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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 RANGE £180,000 - £200,000 \*\*

Anthony Martin Estate Agents are delighted to offer you this ONE BEDROOM First Floor Flat, the property is perfectly situated in the heart of Woolwich, with Woolwich Dockyard station under quarter of a mile distance away, as well having local shops and superb bus links too. The property would make a great Buy to Let (currently let at £950.00 pcm) or first time purchase.

The property comprises communal entrance via a security entryphone system, entrance hall, a good size lounge, kitchen, white bathroom suite and a double bedroom, the property also has access to your own private balcony. Further benefits include gas central heating and double glazing.

Call Anthony Martin estate agents now to arrange your viewing!

1 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## ST. MARY STREET

LONDON

- Long lease over 120 years
- Great location
- Walking distance to train station
- One double bedroom
- Great for first time buyers
- Ideal buy to let current rent £950pcm
- Own balcony
- Call Anthony Martin to view
- Floor Area: tbc
- EPC Rating: C