



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(11-20) 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			80
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(11-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	
			



ABBEY CRESCENT  
BELVEDERE

Offers In The Region Of £140,000

TOTAL APPROX. FLOOR AREA 397 SQ.FT. (36.9 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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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





**\*\* IDEAL INVESTMENT OR FIRST PURCHASE\*\***

Located in the town of Belvedere is this ground floor conversion maisonette.

Situated just off of Picardy Road, this property in the perfect location for the train station which is just a short stroll down the hill where there is a selection of shops including B&Q and ASDA.

If you fancied walking to the local Nuxley Village there are several small shops, cafes, hairdressers, family pubs and 2 large play parks for the kids to run wild in!

There are 3 local primary schools all within walking distance including St Augustine's, Belvedere and Lessness with a local secondary school Trinity COE also in Belvedere.

The property itself offers an open plan lounge/kitchen with a Victorian bay window to front, a family bathroom and large double bedroom to rear overlooking the pretty shared garden.

There is potential to have off street parking, STTP, as the front garden is privately owned by this property.

If you're looking for that first property to get you on the property ladder and add your own stamp to then look no further!

**1 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS**

## ABBEY CRESCENT

BELVEDERE

- GROUND FLOOR MAISONETTE
- ONE BEDROOM
- LOUNGE / KITCHEN
- BATHROOM
- COMMUNAL GARDENS
- WALKING DISTANCE TO BELVEDERE STATION
- CLOSE TO SHOPS AND AMENITIES
- WITHIN REACH OF CROSSRAIL
- LEASEHOLD
- CHAINFREE!

