



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



TOTAL APPROX. FLOOR AREA 549 SQ.FT. (51.0 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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LEWIN ROAD

BEXLEYHEATH

Guide Price £260,000



2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

Anthony Martin
Estate Agents

020 8303 3338
bexleyheath@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



**** SHARE OF FREEHOLD ****

Offered to the market CHAIN FREE and situated in the ever popular 'South Side' of Bexleyheath is this two bedroom ground floor maisonette.

The property itself is in need of some modernisation within but has the potential of being a perfect property to get onto the property ladder or even as a buy to let due to a great monthly rental income and its location to transport links and schools. The A2 is close by for commuters looking for access to the M25 and shops are also close by.

The property briefly comprises of two bedrooms, both of which are of a good size, spacious lounge/diner a kitchen with direct access onto a large private garden and a modern bathroom suite.

As mentioned there is a large private rear garden accessible via a side gate and also a gate to the rear of the garden, making this a great space for friends and family to gather.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

LEWIN ROAD

BEXLEYHEATH

- Ground Floor Maisonette
- Two Double Bedrooms
- Spacious Lounge
- No Forward Chain
- Area
- Private Rear Garden
- EPC
- Close To Train Station Zone 5
- Bexleyheath Shopping Centre Close By
- Share of Freehold

