



TOTAL FLOOR AREA: 655 sq. ft. (60.9 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of walls, windows, doors and any other items are approximate and the responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The services, equipment and appliances shown have not been tested and no guarantee is given.  
 Made with Hoxpax 12/22



**IMPORTANT:** These property details are set out as a general guideline only and do not constitute any part of an offer or contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from the solicitor or surveyor. Fixtures, fittings and other items are not included unless specified. All measurements, distances and areas are approximate, and for guidance only. Room measurements are taken to the nearest 3" and prospective buyers are advised to check these for any particular purpose, e.g fitted carpets and furniture.

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**Offers Over  
 £300,000**



## **Abbey Crescent Belvedere**

**Stunning and charming Victorian cottage situated in the heart of Belvedere.**

**Upon entrance, the door leads directly into the homely lounge which is a great size in both length and width.**

**The kitchen is of a modern design and leads directly to the rear garden which has a patio area at the front and steps to a lawned area and rear access if ever needed.**

**Upstairs, are the two double bedrooms, one front and one rear facing, both carpeted and one with a built in cupboard. The bathroom is beautiful and has a sky light above and floods the room with natural light.**

**Best of all this is offered chain free and is located close to Belvedere train station and the eagerly awaited 'Cross Rail'**

**Call our Anthony Martin Sales Team on 01322 557457 to book in today!**



- **TWO BEDROOM TERRACED**
- **CHAIN FREE**
- **CLOSE TO BELVEDERE TRAIN STATION**
- **UPSTAIRS BATHROOM**
- **GREAT BUY TO LET/FIRST TIME PURCHASE**
- **REAR ACCESS AVAILABLE**
- **EPC - TBC**
- **655 SQ FT**

