

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
(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 573 SQ.FT. (53.2 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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PETTACRE CLOSE

LONDON

Guide Price £220,000



2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

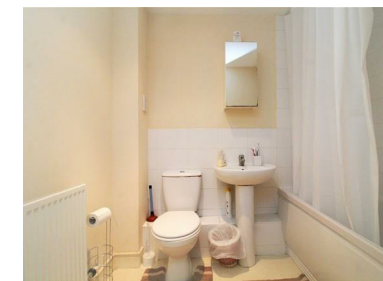
Anthony Martin
Estate Agents

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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



**** GUIDE PRICE £220,000 - £240,000 ****

New to the market is this LARGER than average top floor ONE DOUBLE BEDROOM apartment which is ideally positioned in the ever desirable Lysander Place development.

The accommodation on offer comprises of a large open plan lounge / dining room which then also leads to a modern kitchen, the bedroom is a good size double room which comes with a built in wardrobe, the bathroom can be found just off of the hallway along with a good size storage cupboard.

Externally there is a secure allocated parking space for one car.

The property is very well presented throughout and will make a great first time purchase to get you onto the property ladder or even if your looking for a rental to start or to further build your property portfolio.

While benefiting from its quiet location the property boasts exceptional transport links, within walking distance you are able to access Woolwich Arsenal mainline, DLR and Crossrail stations as well as Plumstead station and numerous bus routes.

With the Berkley Homes Royal Arsenal development adjacent you are also able to access the bars, restaurants and shops on offer making this property an absolute must see and must buy.

Please CALL ANTHONY MARTIN today to arrange your viewing!

1 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

PETTACRE CLOSE

LONDON

- Chain free property
- Great first time buy or buy to let
- Popular location
- Walking distance to Woolwich Arsenal
- Larger than average
- One bedroom apartment
- Secure parking
- Call Anthony Martin to view
- Floor Area: 573 SQ FT
- EPC Rating: TBC

