

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		82
(81-91) B		
(69-80) C		
(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

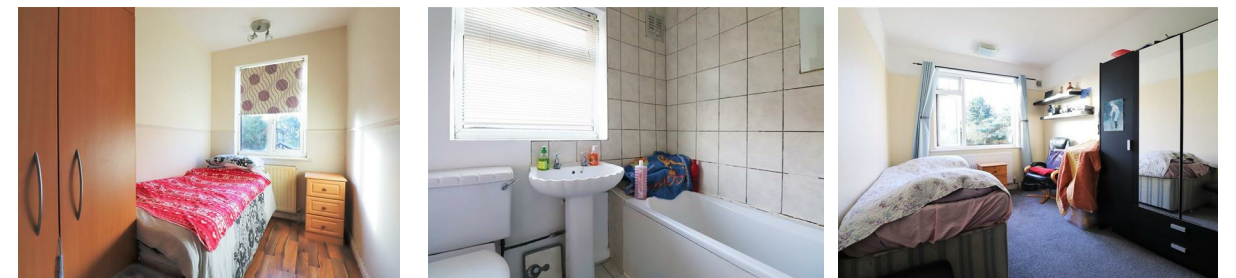


**PARK MEAD**  
**SIDCUP**

Guide Price £240,000

TOTAL APPROX. FLOOR AREA 585 SQ.FT. (54.4 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.  
Made with Metropix ©2020



7 Bourne Road, Bexley, DA5 1LW

**Anthony Martin**  
Estate Agents

01322 47 99 33  
bexley@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



Guide Price £240,000 To £250,000

Anthony Martin are excited to offer for sale this well maintained two bedroom ground floor maisonette which would be ideal for a buy-to-let investor or a first time buyer who is just itching to get their foot on the property ladder.

The property comprises of a three piece suite bathroom, two bedrooms, lounge and kitchen. Out side to the rear there is a very good size garden and to the front there is ample parking. The property also benefits from having a good lease too.

You are quite close to Bexleyheath town centre and there are local shops nearby as well. The A2 is nearby so getting into and out of London is easy. All you have to do now is book your viewing slot now because this one will not hang around for long.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## PARK MEAD

SIDCUP

- Two Bedroom Maisonette
- Ground Floor
- Lease 105 Years
- Good Size Garden To The Rear
- Driveway To The Front
- Double Glazed And Central Heating
- Close To The A2
- Easy Access To Bexleyheath
- Local Shops Nearby
- EPC Rating High "D"

