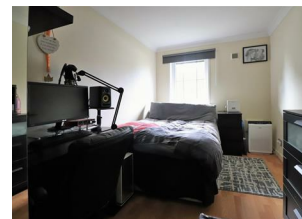


TOTAL APPROX. FLOOR AREA 732 SQ.FT. (68.0 SQ.M.)

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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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	



LANSDOWNE ROAD
PURLEY
Guide Price £290,000



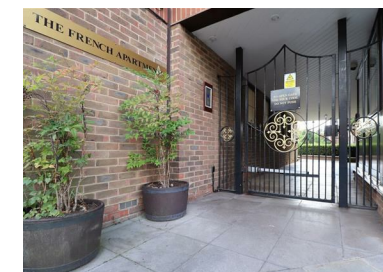
2 Pickford Lane, Bexleyheath, Kent, DA7 4QW

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



** PRICE RANGE £290,000 - £300,000 **

Anthony Martin estate agents are delighted to offer to the market this CHAIN FREE second floor apartment which is within walking distance to the mainline train station and a range of local shops.

'The French Apartments' is a very sought after private development with a GATED ENTRANCE and also has a large communal gardens, making this property very central for everything you might need but also a nice relaxing place to enjoy after a busy day at work. The property also benefits from having secure parking, gym, games room and on site concierge service.

The apartment is located on the first floor and is a good size throughout, the hallway gives access to all of the living space and also has a good size storage cupboard along with the security entry phone system. The main reception room is all open plan which offers a great amount of space and also offers the room for a dining table, this then flows nicely into the kitchen area.

There are TWO DOUBLE BEDROOMS and bathroom also off of the hallway.

This is not one to be missed and should certainly be at the top of your viewing list, CALL ANTHONY MARTIN now to arrange your viewing!

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

LANSDOWNE ROAD

PURLEY

- Chain free
- On site gym and concierge
- Large amount of communal grounds
- Secure gated entrance
- Secure allocated parking space
- Two double bedrooms
- Central Purley location
- Call Anthony Martin to view
- Floor Area: 732 sq ft
- EPC Rating: TBC

