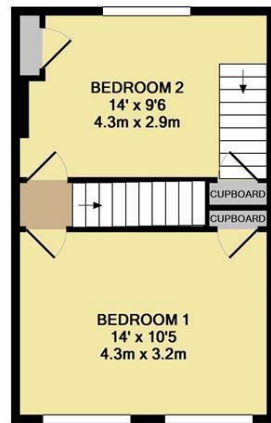
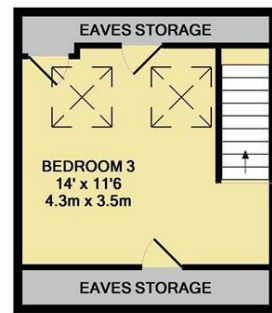


GROUND FLOOR  
APPROX. FLOOR  
AREA 543 SQ.FT.  
(50.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 311 SQ.FT.  
(28.9 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1081 SQ.FT. (100.5 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 ©2019



2ND FLOOR  
APPROX. FLOOR  
AREA 228 SQ.FT.  
(21.2 SQ.M.)

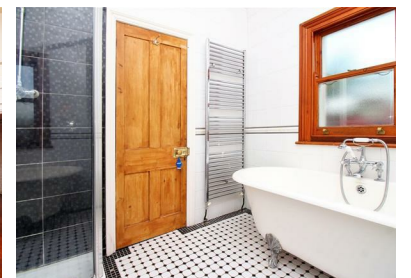


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub>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



## LYNDON ROAD BELVEDERE

Offers Over £300,000



rightmove.co.uk  
The UK's number one property website

Zoopla.co.uk

PrimeLocation.com

OnTheMarket.com

**Anthony Martin**  
Estate Agents

Midfield Parade, 9 Mayplace Road East,  
Bexleyheath, Kent, DA7 6NB

01322 557457  
barnehurst@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



BESPOKE! PRETTY! UNIQUE!

Situated within a few minutes walk of Belvedere train station, or a short bus ride from the up and coming Abbey Wood Cross Rail Link, is this pretty Victorian home.

To the front there is a wooden porch with unique stained glass windows and doors. Internally there is a lounge with beautiful double glazed bay fronted window and real wood flooring leading round to a dining area and extended bespoke fitted kitchen with 3 Velux windows and rear patio doors bringing in lots of light. The bathroom consists of roll top bath, low level WC, shower cubicle and bespoke marble vanity unit.

Upstairs are the 2 double bedrooms both with 2 sets of double glazed sash windows however the back bedroom benefits from a fitted staircase leading to the bonus loft space, which could be used as a 3rd bedroom, this is carpeted, has eaves storage and 2 Velux windows window.

This stunning property with its bespoke features is one of kind and not to be missed!

2 BEDROOMS • 2 RECEPTION ROOMS • 1 BATHROOMS

## LYNDON ROAD

BELVEDERE

- TERRACED VICTORIAN
- 2 BEDROOMS
- LOFT ROOM
- 2 RECEPTION ROOMS
- EXTENDED KITCHEN
- FAMILY BATHROOM
- PRETTY REAR GARDEN
- CLOSE TO STATION
- NEAT DECOR
- CHAIN FREE!

