





Tenure
 Our vendor has informed us that this is a Leasehold property.
 Term: 155 years from 8 June 2012
 Current Service Charge: £833.94 (01/07/2025 - 31/12/2025) payable every 6 months
 Current Ground Rent: £137

Additional Information

Parking: One residents parking space
 Heating: Gas Boiler
 Electricity Supply: Mains
 Water Supply: Mains
 Drainage: Mains
 Council: Bexley

Broadband: Standard and Ultrafast broadband is available. Actual service availability at the property may be different. Visit the Ofcom website for further information.

Mobile Signal/Coverage: You are likely to have good coverage from most networks. Visit the Ofcom website for further information.

Internal Measurements: Please see the floor plan

Disclaimer

These particulars should be regarded as a general guide only and therefore should not be relied upon as statements of fact. They do not form part of any contract or offer. All photographs, measurements and distances referred to are given as a guide only and therefore should not be relied upon for any purpose.

If a floorplan is shown, this will not be to scale, and the accuracy is not guaranteed. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition.

Reference to tenure, leases, service charge, ground rent, estate management charges, fixtures, fittings, condition, extensions, planning permission, building consents/regulations, building works, conversions, or any other statement contained in these particulars should not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into. If clarification or further information is required, please contact us before making an appointment to view, especially if you are travelling some distance.



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The plan is intended solely as a guide to the general layout and no liability is assumed for any errors, omissions, or inaccuracies. It does not constitute a contract and is not to be relied upon as a statement of fact. All measurements are approximate and should be verified by the buyer/tenant. The plan is intended solely as a guide to the general layout and no liability is assumed for any errors, omissions, or inaccuracies. It does not constitute a contract and is not to be relied upon as a statement of fact. All measurements are approximate and should be verified by the buyer/tenant. The plan is intended solely as a guide to the general layout and no liability is assumed for any errors, omissions, or inaccuracies. It does not constitute a contract and is not to be relied upon as a statement of fact. All measurements are approximate and should be verified by the buyer/tenant.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(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	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.