





**Additional Information**  
**Parking:** On-Street (residents permit £125 annually)  
**Heating:** Gas Boiler  
**Electricity Supply:** Mains  
**Water Supply:** Mains  
**Drainage:** Mains  
**Council:** Bexley  
**Broadband:** Standard, Superfast and Ultrafast broadband are 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.



Ground Floor  
 DUCKETTS ROAD DA1  
 The plan is intended solely as a guide only, and no liability is accepted for any errors, omissions, or inaccuracies. It does not constitute an offer or a contract. The information is provided for general guidance only. The agent, its employees, and any other person acting on its behalf, shall not be liable for any loss or damage, including consequential loss or damage, arising from the use of the plan. The plan is intended solely as a guide only, and no liability is accepted for any errors, omissions, or inaccuracies. It does not constitute an offer or a contract. The information is provided for general guidance only. The agent, its employees, and any other person acting on its behalf, shall not be liable for any loss or damage, including consequential loss or damage, arising from the use of the plan.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 and 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.