





Additional Information

Parking: On-Street Parking (Permit holders only 9am-11am M-F)

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
APPROX. FLOOR AREA 619 SQ. FT.
(58.7 SQ.M.)

FIRST FLOOR
APPROX. FLOOR AREA 301 SQ. FT.
(28.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 920 SQ. FT. (86.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of areas, volumes, masses and other items are approximate and are not intended to be used as a basis for any contractual arrangement. This plan is for guidance purposes only and should not be relied upon for any contractual arrangement. The use of approximate measurements should not be taken as an indication of accuracy. Measurements are given to the nearest millimetre. Made with Metamax 100118

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(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.