



Hattersfield Close, Belvedere, DA17 5QT
Asking price £250,000



FANTASTIC LOCATION! TOP FLOOR APARTMENT!

Whether looking for your first home or expanding your investment portfolio, this beautifully presented two-bedroom apartment is a great opportunity. Situated within walking distance to almost all of your needs and ready to move straight into, call Town and City Homes today to book in your viewing before missing out.

The best position for an apartment is the top floor as you have benefits which lower floors cannot offer. For example better views, no noise from anyone above and the most useful benefit being access to the loft for added storage. Plenty of good reasons to view this home quickly and appreciate it for yourself so call Town and City Homes to book your viewing today.

Belvedere is well-served for green and open space, with Southmere Park, Frank's Park, and Lessness Heath - as well as the Thames riverfront - all easily accessible to residents

Commuters have a choice of two stations within easy reach. Belvedere station take you to London Bridge, Waterloo East, Cannon Street, and Charing Cross. There is an easy interchange with the DLR at Lewisham
 Crossrail at Abbey Wood (Elizabeth Line) - links to Canary Wharf, Bond Street, and Heathrow

Entrance Hallway

Lounge/Diner 13'9 x 13'6 (4.19m x 4.11m)

Kitchen 10' x 5'6 (3.05m x 1.68m)

Main Bedroom 13'3 x 11'5 (4.04m x 3.48m)

Bedroom 2 10'1 x 8'3 (3.07m x 2.51m)

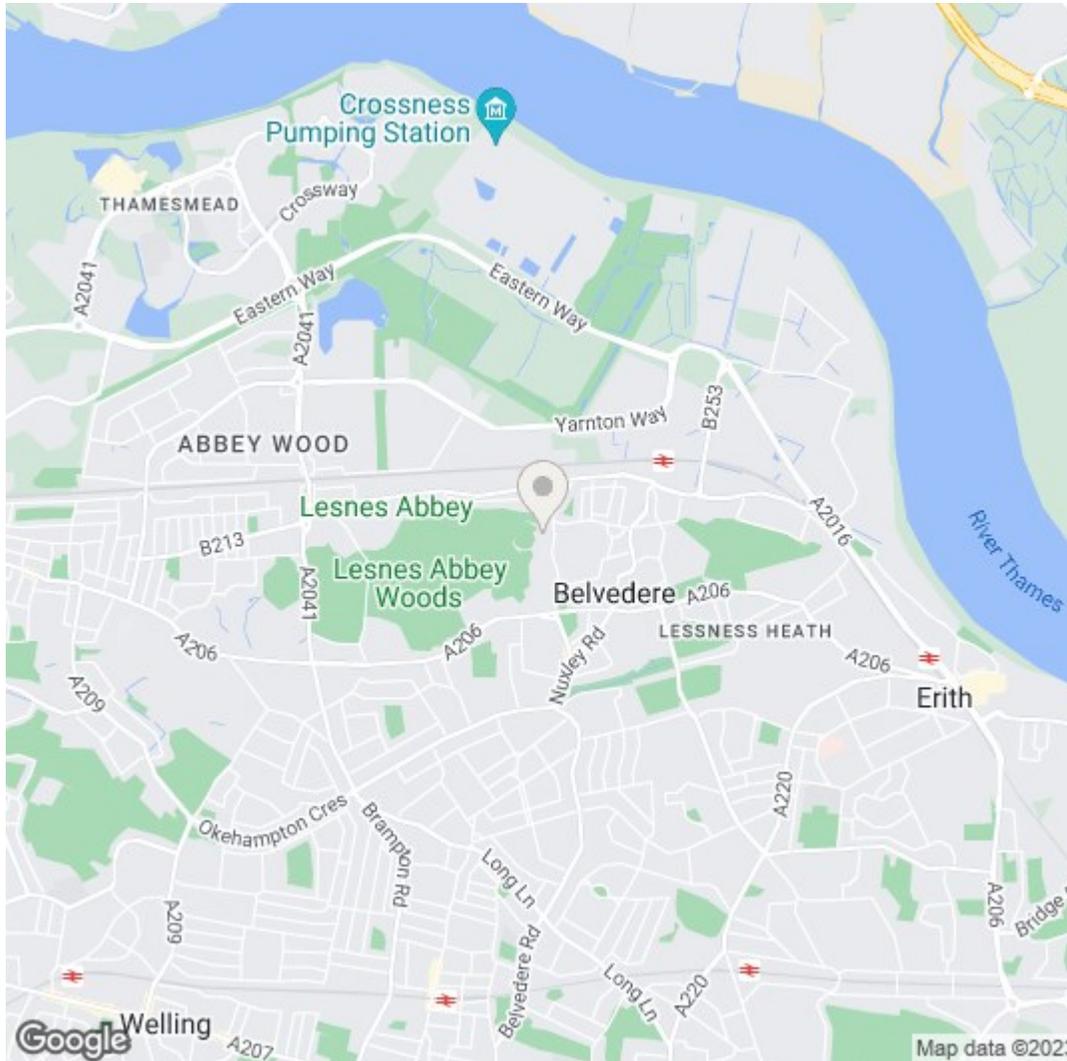
Bathroom 7'2 x 6'1 (2.18m x 1.85m)

Allocated Parking

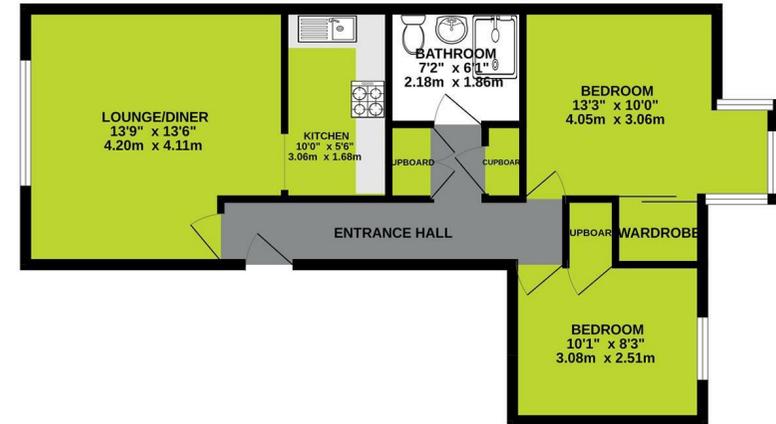


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 591 sq.ft. (54.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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