



Erith Road, Belvedere
Asking Price £190,000 Leasehold



Parris Residential are delighted to offer this well-presented one-bedroom first-floor flat, complete with an allocated parking space, situated within a popular residential development on the outskirts of Belvedere.

Recently redecorated throughout, the property benefits from double-glazed windows, wood flooring and electric wall heaters

Conveniently located for both Belvedere and Erith train stations, the property also offers easy access to Abbey Wood and the Elizabeth Line, providing excellent transport links into Central London and beyond. A range of local shops, bars, and restaurants can be found nearby in Belvedere Village, while larger supermarkets and additional amenities are available in Lower Belvedere and Erith.

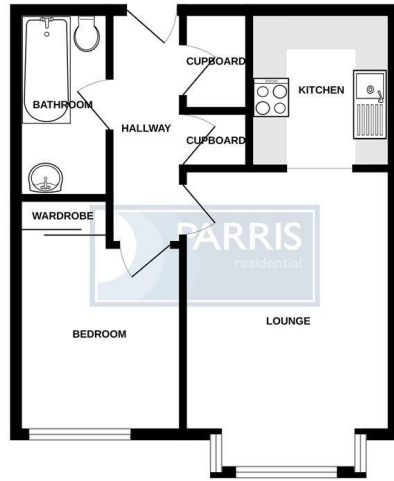
Early viewing is highly recommended.

Leasehold | 81 year lease remaining | £1903.32 service charges per year | £150 Ground Rent per year

EPC: B | Council Tax: Bexley Borough - Band C |

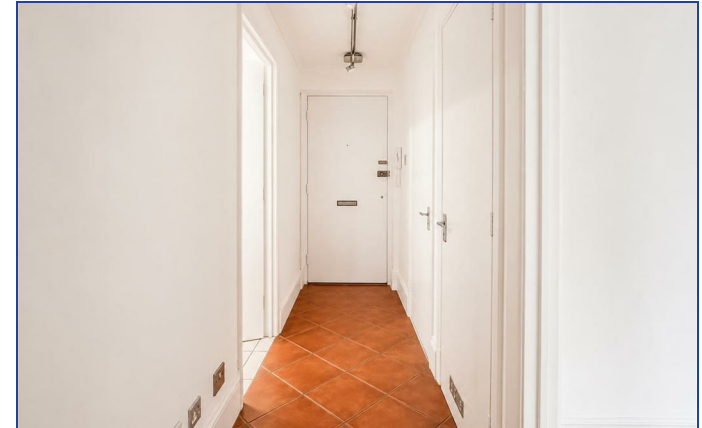


GROUND FLOOR



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 misstatement. This plan is for illustrative purposes only and should be used as a guide for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency cost or green. Made with Metaplan 12/2022

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



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.



Communal Entrance Hall

Entrance Hall

Lounge 15'2 x 10'7 (4.62m x 3.23m)

Kitchen 7'9 x 6'6 (2.36m x 1.98m)

Bedroom 11'7 x 9'8 + built in wardrobe (3.53m x 2.95m + built in wardrobe)

Bathroom 7'6 x 5'4 (2.29m x 1.63m)

Allocated parking space

