



**Crook Log, Bexleyheath**

**Offers In Excess Of £350,000 Leasehold - Share of Freehold**



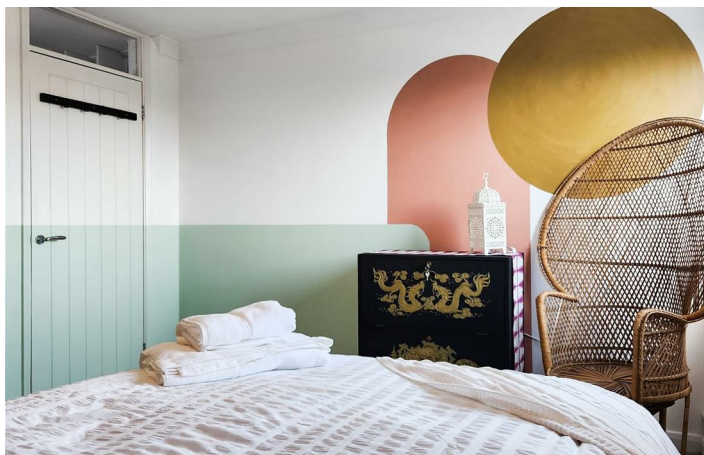


A fabulous three bedroom top floor apartment that is spacious and well presented throughout.

The dwelling is flooded with natural light via north, west and south facing windows with unobstructed views. An unusually spacious central foyer provides access to all three bedrooms, kitchen, living room and bathroom. The master bedroom is a generous 12'9 x 11'7 with fitted wardrobes and space for a king size bed. The second double bedroom is another well-proportioned bedroom measuring 11'5 x 10'9. The single bedroom, currently utilised as a guest room would suit a child's bedroom or work-from home office space.

A garage at the rear of the property offers ample storage with car parking space available in front.

The flat is well positioned within a short walk to popular Bexleyheath high street and shopping centre, Danson Park, Crook Log leisure centre and within the catchment area of reputable grammar schools. Nearby Bexleyheath train station is 0.4 miles away, approximately 10 minutes' walk with convenient fast service to London plus access to the use of the Superloop Bus. Contact us today to arrange your viewing.







TOTAL FLOOR AREA : 837 sq.ft. (77.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	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.



Entrance hall

Living room 15'11" x 14'5" (4.85 x 4.39)

Kitchen 13'0" x 7'3" (3.96 x 2.21)

Bedroom one 12'9" x 11'7" (3.89 x 3.53)

Bedroom two 10'9" x 11'5" (3.28 x 3.48)

Bedroom three 10'5" x 6'10" (3.18 x 2.08)

Bathroom 6'9" x 6'8" (2.06 x 2.03)

Detached garage to rear

Off street parking - non allocated

