



**Tyeshurst Close, London**  
**£270,000 Leasehold - Share of Freehold**





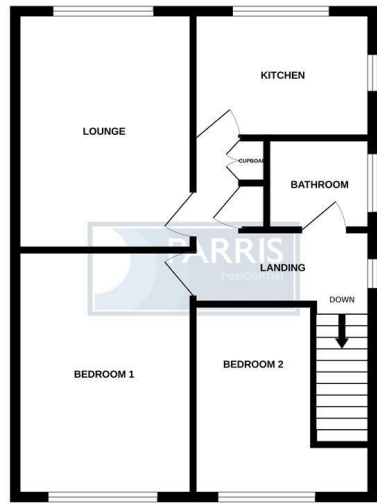
CHAIN FREE, SHARE OF FREEHOLD subject to a 999 Lease granted from 2019

This two-bedroom first-floor maisonette, offered chain-free and with a share of freehold, features a private rear garden and situated in a desirable cul-de-sac on the borders of Abbey Wood and Belvedere. The property benefits double-glazed windows and a gas central heating system, recently upgraded with a new boiler. Abbey Wood train station is conveniently close, providing direct access to the Elizabeth Line into London and the super loop bus service that provides enhanced access to local areas and efficiently links with other public transport options. Belvedere Station is also also nearby. We highly recommend viewing this property.

EPC : C | Bexley Council Tax - Band C | Share of Freehold subject to a 999 Lease granted from 2019 | No Service Charges | No Ground Rent

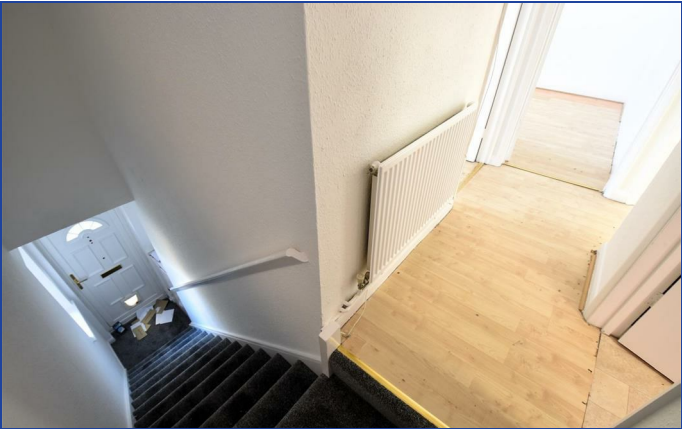


FIRST FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 559 sq.ft. (51.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements, of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency for the future.  
Made with Floorplan 12000

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) 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 <sub>2</sub> 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.





entrance hall

lounge 13'7 x 10'0 (4.14m x 3.05m)

kitchen 10'1 x 7'2 (3.07m x 2.18m)

bedroom one 14'0 x 9'9 (4.27m x 2.97m)

bedroom two 10'8 x 7'0 plus recess (3.25m x 2.13m plus recess)

bathroom 6'2 x 5'7 (1.88m x 1.70m)

private rear garden

