



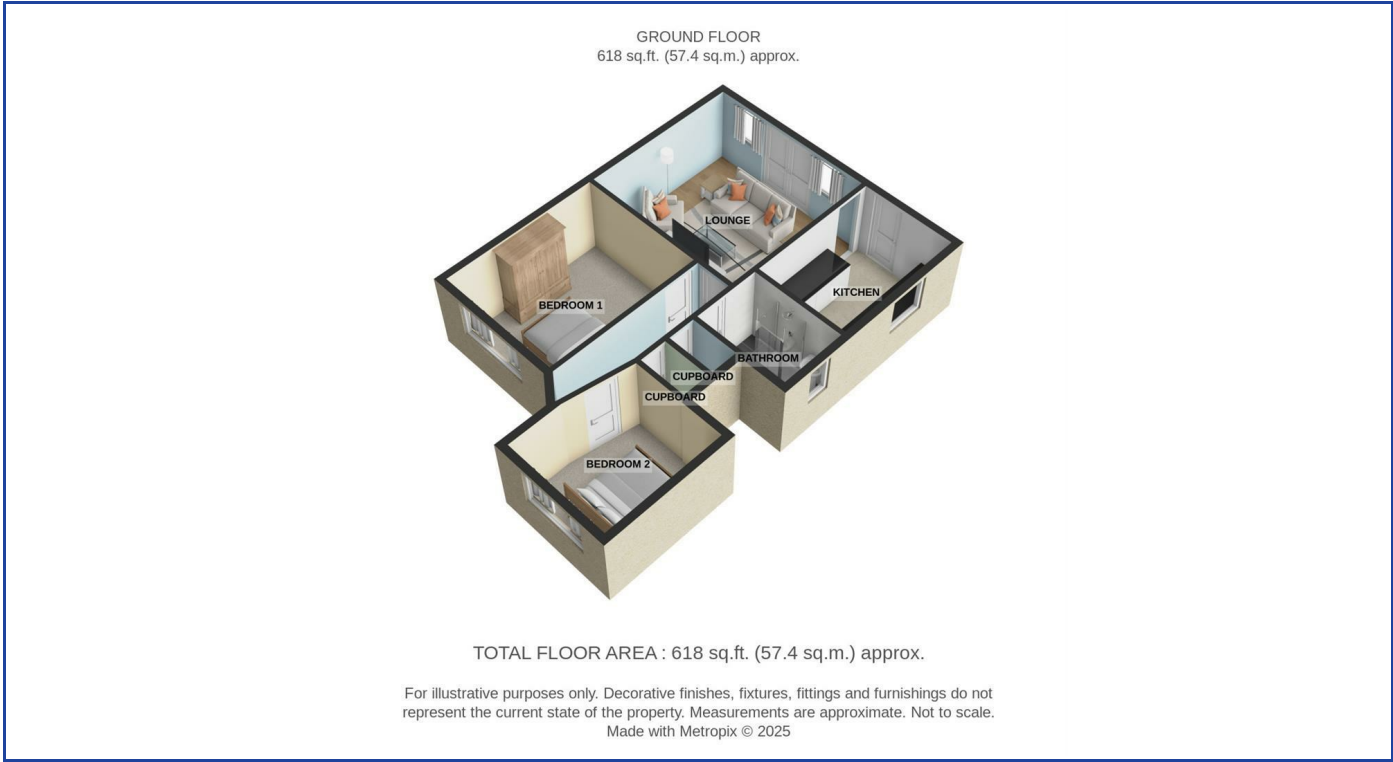
Stanhope Road, Bexleyheath
Price Guide £325,000 Leasehold



GUIDE PRICE £325,000 - £350,000 Parris Residential are delighted to offer this spacious two-bedroom ground-floor maisonette with a private rear garden and off-street parking to the front. The property is located just a short walk from Bexleyheath train station, and the Superloop bus stops on Pickford Lane with direct access to Abbey Wood Elizabeth Line. The property is well presented and benefits from a modern gloss style fitted kitchen with a built-in oven & Hob, plus integrated fridge freezer. Further benefits include a gas central heating system and double-glazed windows. To the rear is a 58' approx garden and to the front is off-street parking for 2-3 vehicles. Your inspection is highly recommended.

Lease remaining 927 years | Council Tax Band C | EPC Band D | Ground rent £7.00 P.A.





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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.



entrance hall 15'4 x 2'10 (4.67m x 0.86m)

living room 14'0 x 13'5 (4.27m x 4.09m)

kitchen 11'4 x 8'0 (3.45m x 2.44m)

bedroom one 13'1 x 10'9 (3.99m x 3.28m)

bedroom two 10'1 x 9'5 (3.07m x 2.87m)

bathroom 7'8 x 5'9 (2.34m x 1.75m)

private rear garden 58' approx (17.68m approx)

off street parking to front

