



Excalibur Drive, London, SE6 1RN

- One Bedroom
- 1st Floor
- Integrated Appliances
- Lease: 990 years
- Bellingham Station 1 mile - trains to Blackfriars
- New Build
- Balcony
- Allocated Parking
- 10 Year Warranty
- EPC B

Prices From £320,000

Tenure: Leasehold



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DESCRIPTION

One bedroom, new build, first floor apartment with balcony, open plan living / dining / kitchen space, integrated appliances and allocated parking.

Reserve your new home this June, and your mortgage payments will be covered for 6 months! Additionally, enjoy a complimentary one-year travel card on the seller*

Contact us today to book your viewing slot for the launch.

About Excalibur

Excalibur is creating a new community in SE6 with new standards for housing in the area, and creating a great neighbourhood that residents will be proud to call their home.

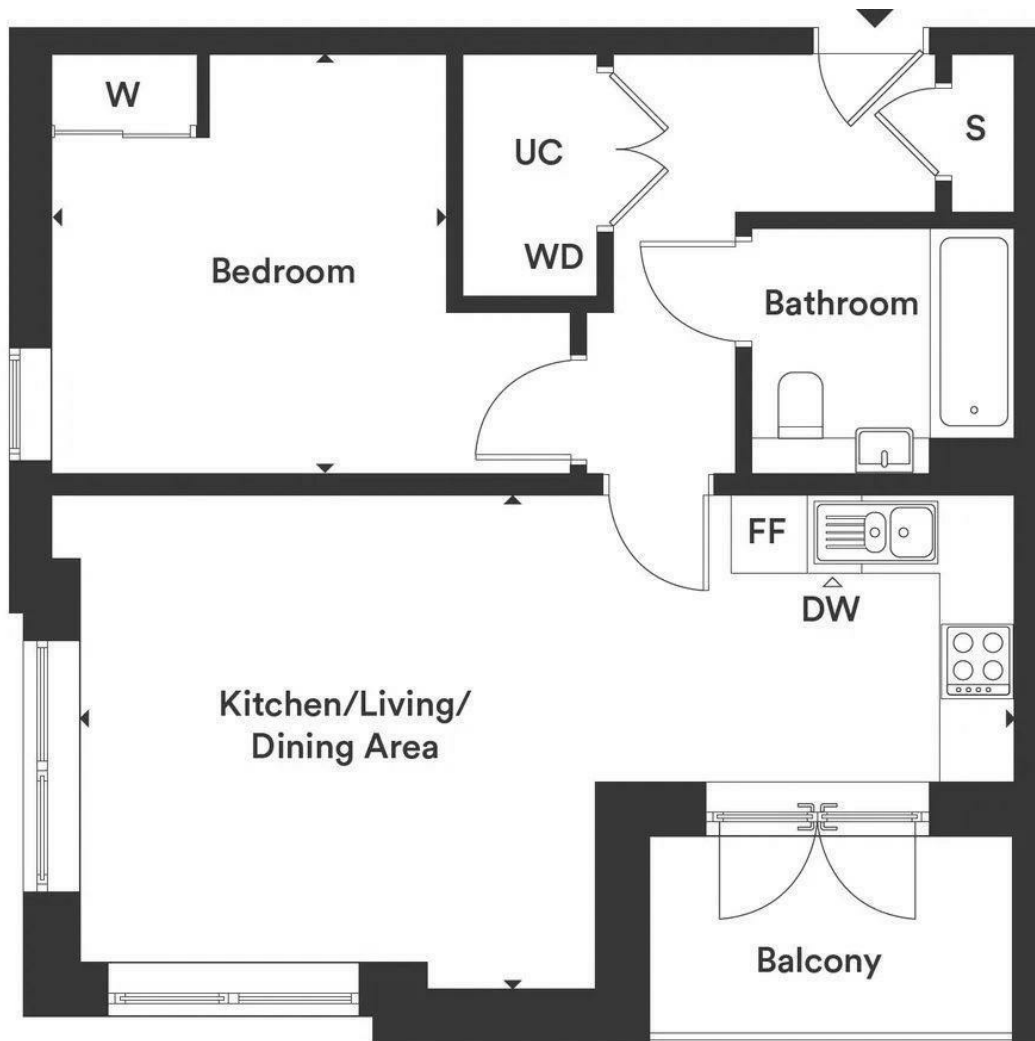
This charming urban collection of 1 & 2 bedroom apartments, combines comfort with contemporary design. Every home features spacious rooms bathed in natural light and a private outside space to relax in. Each apartment is laid out to accommodate a modern lifestyle, and finished to a high specification with fully integrated appliances.

These homes are designed for today's living, featuring low maintenance materials, light and airy interiors and generously-sized internal spaces. The open spaces these homes will be surrounded by landscaped features.

Contact Hunters today to find out more.

Plot 62 is 53m2. *Terms and conditions apply





Council Tax:

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		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
	81	81	88
			88
England & Wales	EU Directive 2002/91/EC		England & Wales
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Catford Office on 020 8698 7499 if you wish to arrange a viewing appointment for this property or require further information.

153 Rushey Green, Catford, SE6 4BD

Tel: 020 8698 7499 Email:

catford@hunters.com <https://www.hunters.com>



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HERE TO GET *you* THERE