

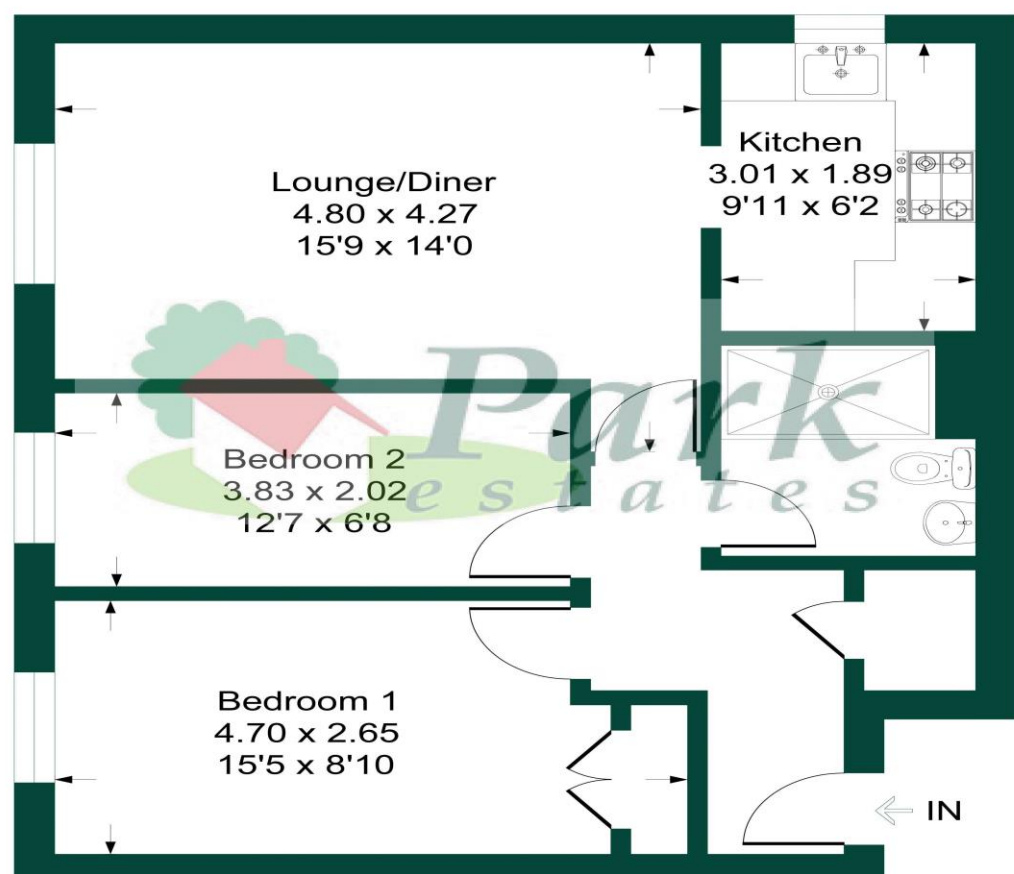


Canada Road, Howbury Park, DA8

Approximate Gross Internal Area = 56.3 sq m / 606 sq ft



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix

Park Estates are delighted to offer this CHAIN FREE modern two bedroom 2nd floor apartment situated in the popular 'Howbury Park' development. Comprising of a spacious lounge, modern fitted kitchen, and shower room, 2 good size bedrooms plus gas central heating and one allocated parking space, the property would make a great first time or investment buy. The property is conveniently located for all local amenities including schools, local shops, bus routes and Slade Green Station which is in Zone 6 and has South Eastern and Thames Link Trains running from it, which can get you into the London Stations in approximately 40/45 minutes and is also on same line / 3 stops from Abbey Wood for the Elizabeth Line. Your early viewing is very highly recommended.

Lease: 125 years from 25th March 1996. 97 years remaining.
Service Charge: £1,182.28 plus a reserve amount of £729.08 totalling £1,911.36 per annum.
Ground Rent: £120 per annum.
Local Authority: Bexley
Council Tax Band: C

