



Nelson Road, Belvedere
£2,150 Per Month



AVAILABLE NOW (subject to successful referencing) is this stunning three-bedroom Victorian end-of-terrace home, ideally situated in Upper Belvedere.

Beautifully refurbished throughout and presented to an exceptional standard, the property offers spacious and versatile accommodation perfect for families.

To the ground floor, you will find two generous reception rooms with high ceilings, a brand-new fitted kitchen complete with new integrated appliances including a dishwasher, a separate utility room with washing machine, and a convenient downstairs WC.

Upstairs boasts a large master bedroom, two further well-proportioned bedrooms, and a newly fitted contemporary family bathroom.

Additional benefits include gas central heating, double glazing, a private rear garden, and on-street parking.

The property is perfectly positioned for families, being close to the amenities of Nuxley Village, as well as excellent local schools including Lessness Heath Primary School, St Augustine of Canterbury Primary School, and Trinity Church of England School. Belvedere Recreation Ground is also nearby, providing excellent outdoor space.

For commuters, Belvedere Station is within walking distance, while nearby Abbey Wood Station offers access to the Elizabeth Line, providing fast and convenient links into Central London.

Early viewing is highly recommended to appreciate everything this beautiful home has to offer.

EPC: D | Council: Bexley Borough - Band D | Security Deposit: £2480.00 | Holding Deposit: £496.00

Bills not included





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
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

Reception Room One 13'8 x 15'5 (4.17m x 4.70m)

Reception Room Two 13'4 x 13'8 (4.06m x 4.17m)

Kitchen 13'3 x 8'4 (4.04m x 2.54m)

Utility Room 5'6 x 5'4 (1.68m x 1.63m)

W.C 4'8 x 2'7 (1.42m x 0.79m)

Bedroom One 13'3 x 13'8 (4.04m x 4.17m)

Bedroom Two 8'5 x 10'5 (2.57m x 3.18m)

Bedroom Three 9'8 x 7'8 (2.95m x 2.34m)

Bathroom 9'7 x 5'1 (2.92m x 1.55m)

Rear Garden



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