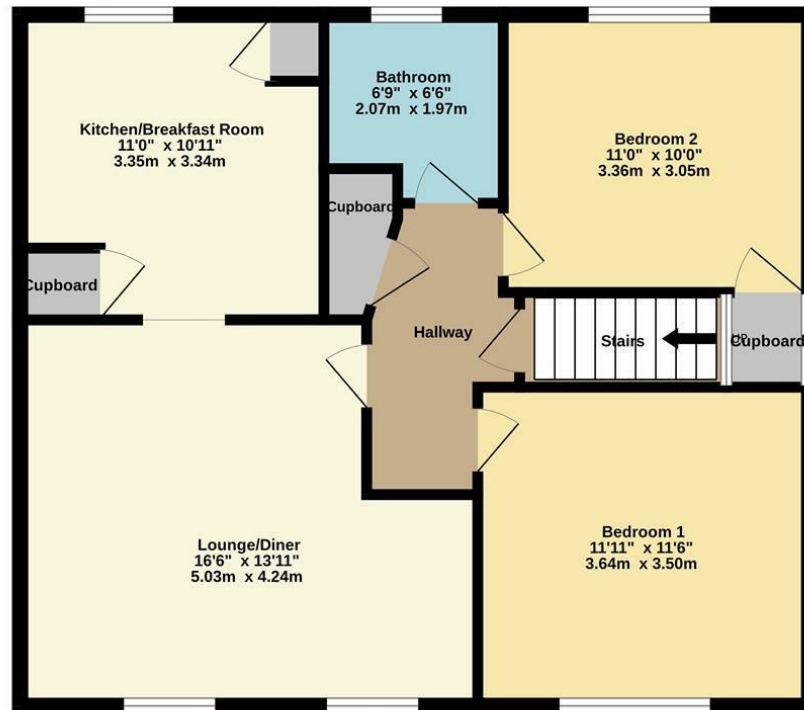


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

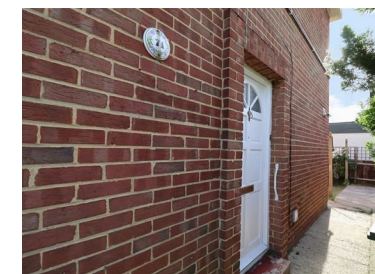
Top Floor
708 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 708 sq.ft. (65.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing particulars, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropia ©2025



BRISTOW ROAD
BEXLEYHEATH DA7 4QA
£1,725 Per month



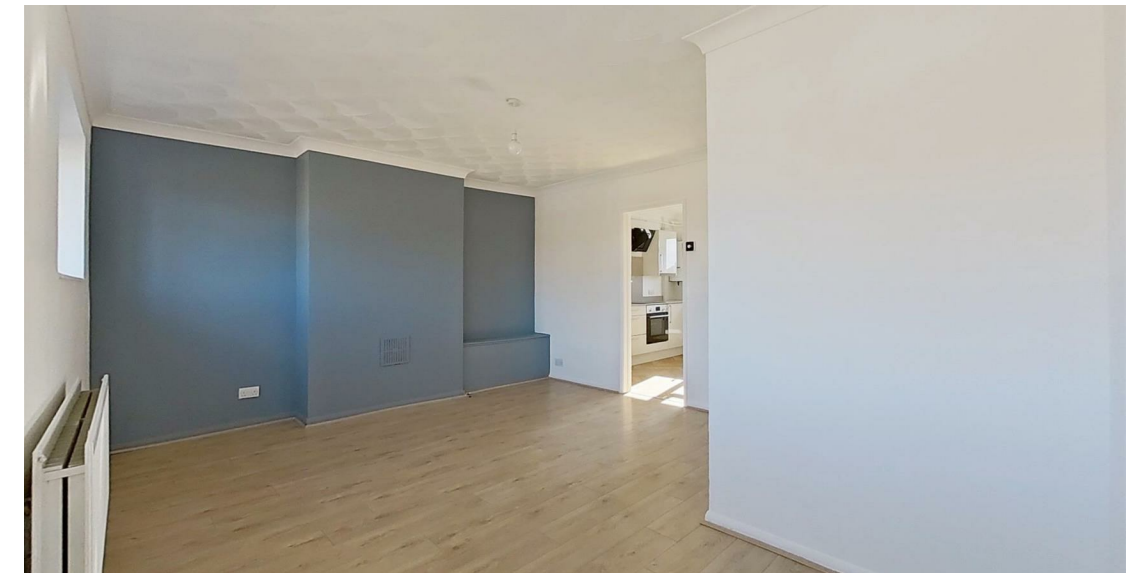
22 Albert Road, Belvedere, Kent, DA17 5LJ

01322 947 967

sales@mlmestateagents.co.uk
www.mlmestateagents.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





AVAILABLE IMMEDIATELY – A beautifully refurbished two double bedroom first floor maisonette, ideally situated within just half a mile of Bexleyheath Railway Station, making it perfect for commuters and those looking to enjoy everything the local area has to offer.

Finished to an exceptional standard throughout, this stunning home has undergone a comprehensive refurbishment and is ready for its first occupants to move straight in. The accommodation boasts a brand-new contemporary kitchen complete with stylish quartz worktops, an induction hob and a breakfast bar area, creating the perfect space for both everyday living and entertaining. Please note that a fridge/freezer and washing machine are not included.

The spacious lounge offers plenty of room for both comfortable seating and a dining table, while the newly fitted bathroom has been finished with modern fixtures and fittings. Further improvements include brand-new windows, new flooring throughout, fresh neutral décor and two generous double bedrooms, providing bright and spacious accommodation.

Externally, the property benefits from its own private rear garden, ideal for relaxing during the warmer months, together with a useful storage shed.

Located within easy reach of Bexleyheath Railway Station, local shops, restaurants and amenities, this superb maisonette offers stylish, low-maintenance living in a highly convenient location.

Available immediately and offered subject to satisfactory referencing. Early viewing is highly recommended to avoid disappointment.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

BRISTOW ROAD

BEXLEYHEATH DA7 4QA

- TWO DOUBLE BED 1ST FLOOR MAISONETTE
- 1/2 MILE TO BEXLEYHEATH TRAIN STATION
- NEWLY REFURBISHED FROM START TO FINISH
- NEW BATHROOM AND KITCHEN WITH QUARTZ WORK TOP
- AVAILABLE IMMEDIATELY- SUBJECT TO REFERENCING
- PRIVATE REAR GARDEN WITH STORAGE SHED
- LARGE LOUNGE WITH ENOUGH ROOM FOR A DINING TABLE
- COUNCIL TAX BAND B
- EPC- C
- 708 SQ FT

