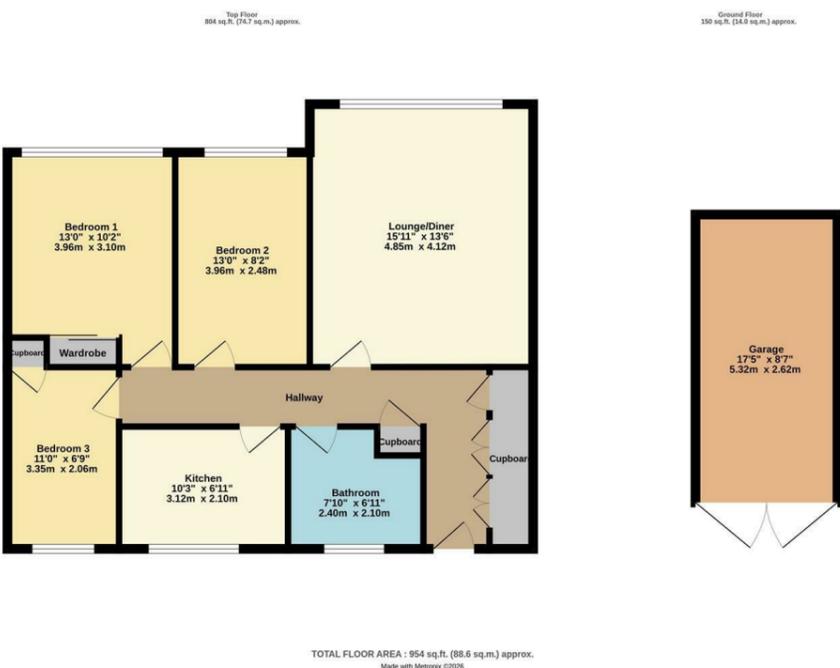


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



ESSENDEN ROAD
BELVEDERE DA17 5ED
Offers over £280,000



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.





SHARE OF FREEHOLD

Introducing his well-presented second floor flat is located within Miranda House, a popular development in the heart of Belvedere. Offering approximately 804 sq. ft. of well-planned accommodation, the property is in good condition throughout and is ideal for families a-and professionals alike.

The flat features a spacious and bright lounge/diner with ample room for both relaxing and entertaining, a separate fitted kitchen, and three well-proportioned bedrooms, making it flexible for a variety of living arrangements such as home working or guest accommodation. A modern bathroom, generous hallway space, and multiple built-in cupboards provide excellent storage and everyday practicality. The property further benefits from a gated, underground car park with one allocated parking space, adding convenience and security.

Miranda House is well positioned for a wide range of local amenities, including shops, supermarkets, cafés, and leisure facilities, all within easy reach. The area is served by a good selection of well-regarded primary and secondary schools, making it particularly attractive for families. Excellent transport links are close by, with Belvedere railway station offering regular services into Abbey Wood for the Elizabeth Line, central London and surrounding areas, while nearby road links provide easy access to Erith, Bexleyheath, and the wider Kent and South East London region.

This is a spacious, well-located home that combines comfortable living with strong local amenities and transport connections. Please Note that this property is not available for BTL due to terms in the lease.

3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

ESSENDEN ROAD

BELVEDERE DA17 5ED

- Share Of Freehold
- Three Bedroom Top Floor Flat
- Good Condition Throughout
- Underground Parking
- Communal Gardens
- Close To Nuxley Village
- Good Transport Links
- Council Tax Band C
- EPC - (tbc)
- Great Family Home

