



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

89 Shortlands Close, Belvedere, DA17 5QY

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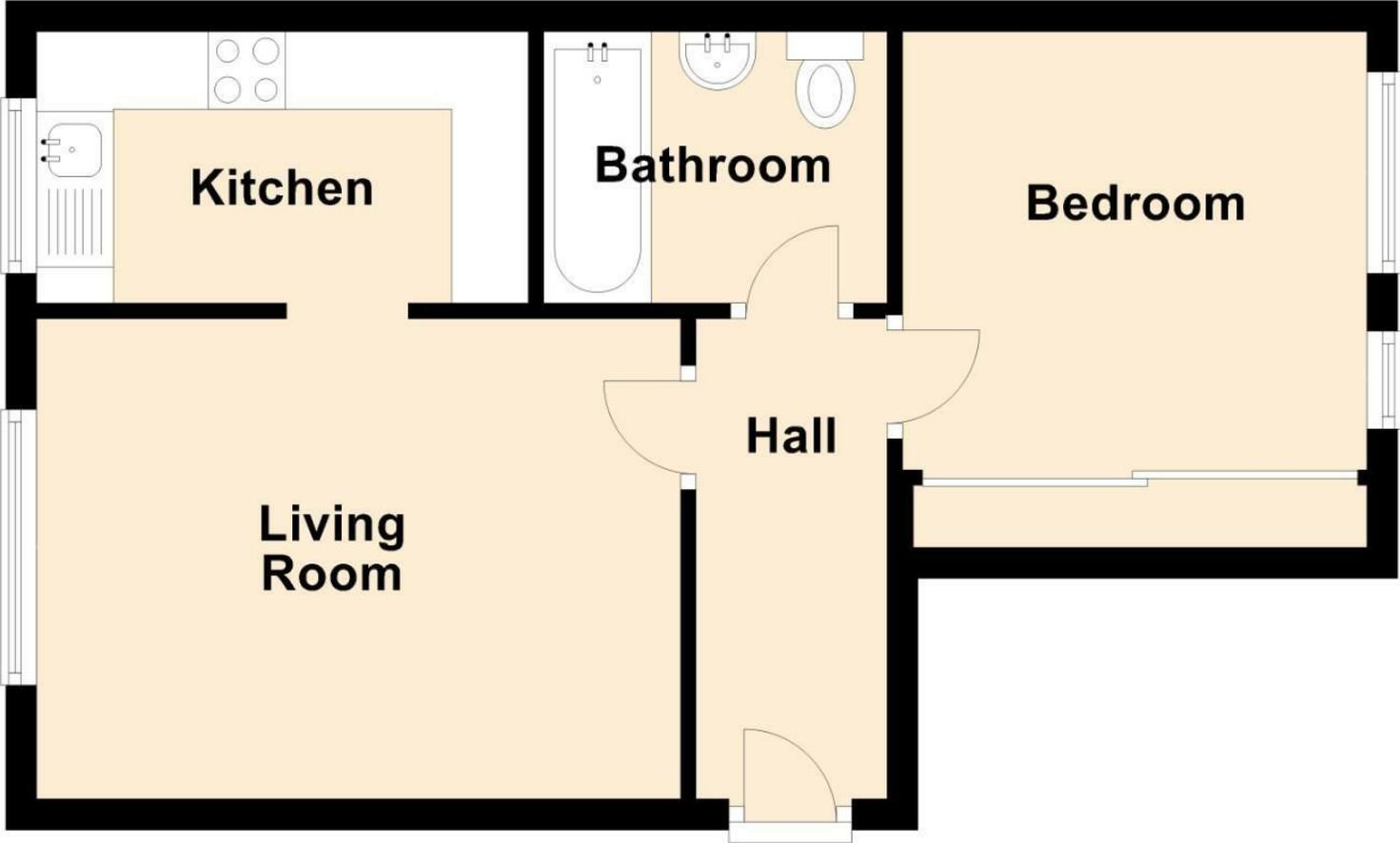
£1,325 Per Calendar Month

Available for immediate let, this ground floor flat is nestled in a quiet cul-de-sac, offering tranquility and convenience in equal measure. The property features a spacious one-bedroom layout, perfect for singles or couples looking for a cozy home. The lounge is generously sized, providing ample space for relaxation and entertaining. The fitted kitchen is well-appointed, catering to all your culinary needs. Recently re-decorated, the flat boasts a fresh and modern ambiance.

The location is a standout feature, with easy access to Abbey Wood Recreation Ground and the scenic Lesnes Abbey Woods, ideal for leisurely walks and outdoor activities. You'll find a variety of shops nearby for your daily necessities, along with convenient bus links to Abbey Wood Station and The Elizabeth Line, facilitating swift commutes to Thamesmead, Erith, Bexleyheath, and Sidcup. This property combines comfort, convenience, and a touch of nature, making it an ideal place to call home.

Hunters Abbey Wood Lettings 19-21 Wilton Road, Abbey Wood, London SE2 9RH | 020 8311 1000  
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# Ground Floor



For illustrative purposes only  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs		51	61
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

**COMMUNAL ENTRANCE**

**ENTRANCE HALL**

**LOUNGE**

13'97 x 10'27

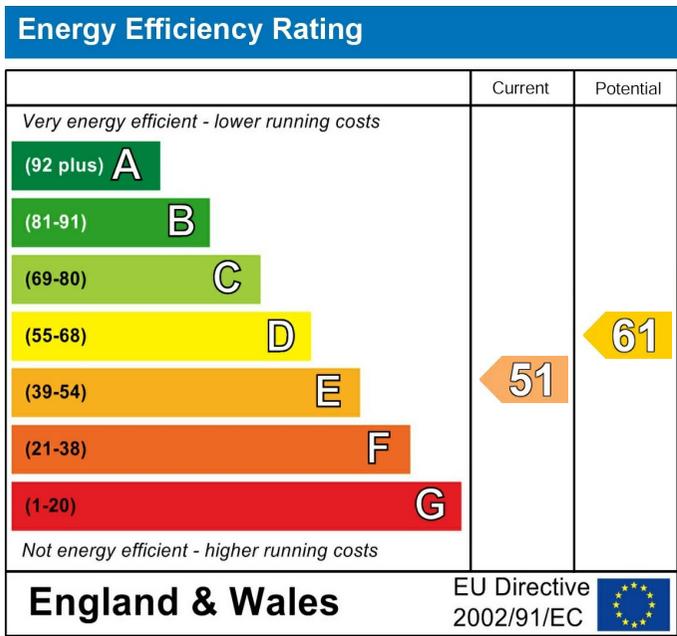
**KITCHEN**

10'86 x 5'9

**BEDROOM**

10'12 x 9'16

**BATHROOM**



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. 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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



