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Flat 11, Old College Court Upper Holly Hill Road, Upper
Belvedere, DA17 6JG

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Guide Price £280,000 - £300,000

Enter through the grand communal hall - a true reflection of this historic building's character - to reach the private entrance of the apartment. Inside, a spacious hallway provides excellent storage and leads to a ground-floor shower room, a third bedroom, and the main living space - a bright and impressive reception room with soaring ceilings and large sash windows that flood the room with natural light.

A striking mezzanine level above adds architectural flair and flexibility, while the open-plan kitchen, fitted with modern units, perfectly complements the living area, ideal for both daily life and entertaining.

Upstairs, the expansive mezzanine offers a versatile space that can serve as a principal bedroom or office, complete with a cleverly designed walk-in wardrobe. A further double bedroom and a family bathroom complete the layout.

Additional features include gas central heating, private residents' parking, and a long lease.

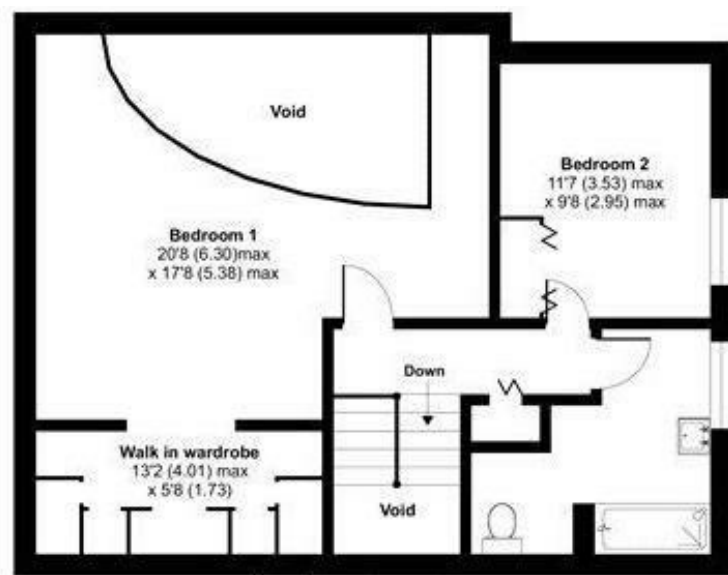
The property is ideally positioned near Nuxley Village, offering a range of amenities including cafés, coffee shops, chemists, hairdressers, medical facilities, a Co-op and Sainsbury's Local. Nearby green spaces include Belvedere Beach & Recreation Ground, Franks Park, and Lesnes Abbey Woods with its historic charm and woodland trails. Well-regarded schools are also within easy reach.

For commuters, Belvedere Station (approx. 0.8 miles) provides Southeastern services to London, while Abbey Wood - just one stop away - connects to the Elizabeth Line for fast links across the capital. For motorists, Abbey Wood can be reached in under 10 minutes providing seamless links to the city. Alternatively, bus stops outside of the building service travels to the surrounding area.

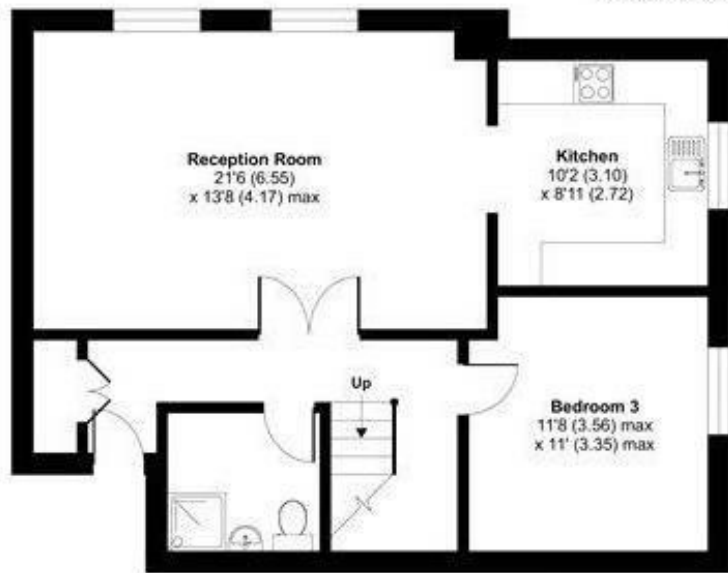
This rare home combines period elegance with modern comfort - ideal for those who value distinctive architecture and historic charm.

Please note: as a Grade II listed property, service charges reflect the specialist maintenance required for this distinguished building.

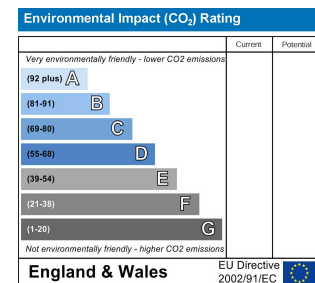
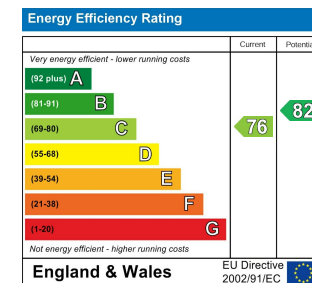
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FIRST FLOOR



GROUND FLOOR



COMMUNAL ENTRANCE

ENTRANCE HALL

LOUNGE/DINER

21'6 x 13'8

KITCHEN

10'2 x 8'11

SHOWER ROOM

BEDROOM THREE

11'8 x 11'0

MEZZANINE LEVEL

BEDROOM ONE

20'8 x 17'8

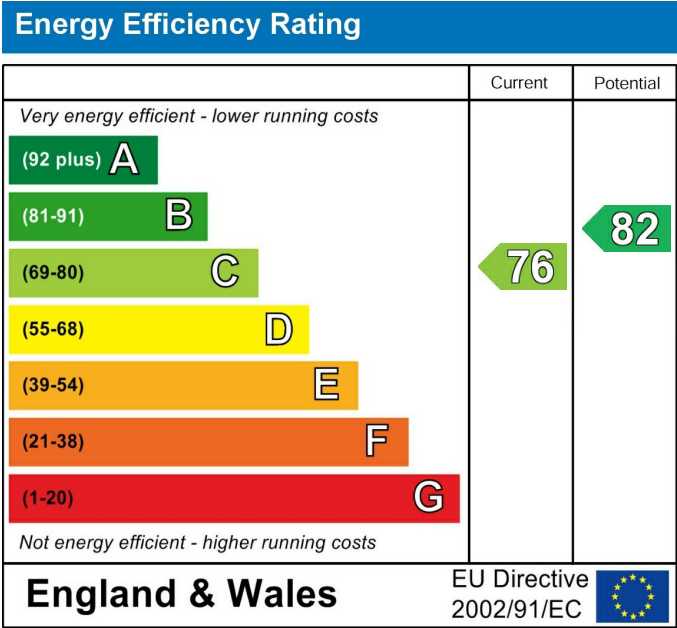
WALK IN WARDROBE

13'2 x 5'8

BEDROOM TWO

11'7 x 9'8

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.









