



Shortlands Close, Belvedere

- GROUND FLOOR FLAT
- SEPERATE BEDROOM AREA OFF LOUNGE
- ALLOCATED PARKING SPACE
- 0.6 MILES TO BELVEDERE STATION
- EPC RATING E

- CUL DE SAC LOCATION
- MODERN KITCHEN
- IDEAL FIRST TIME PURCHASE OR INVESTMENT OPPORTUNITY
- 0.9 MILES TO ABBEY WOOD STATION
- APPROXIMATE FLOOR AREA 29 SQ M

Asking Price £175,000

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Shortlands Close, Belvedere

DESCRIPTION

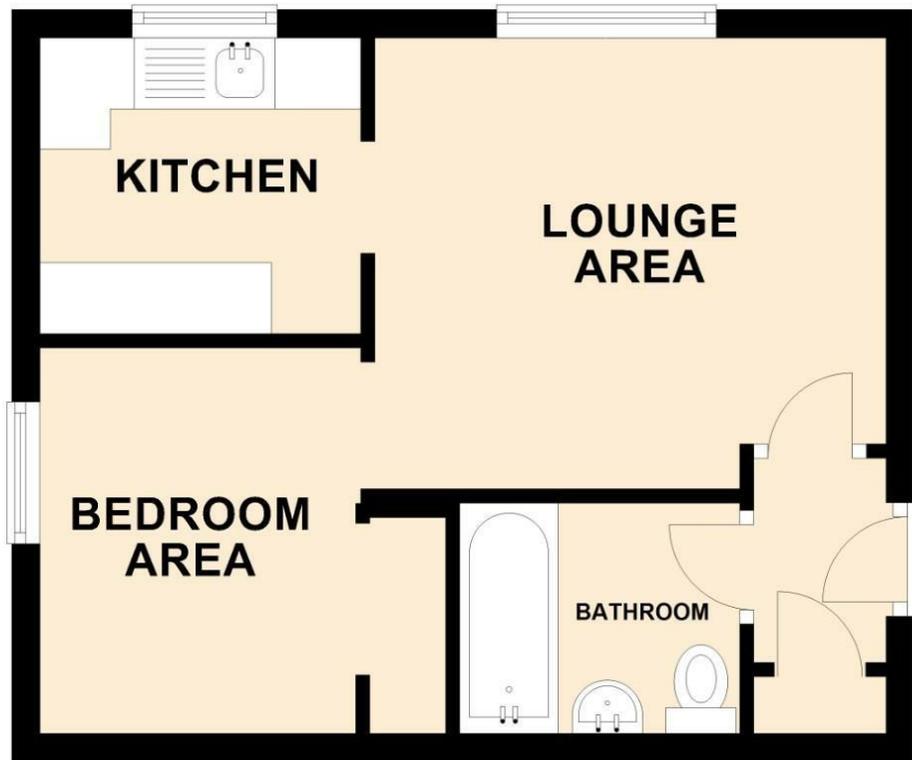
Offered for sale with no onward chain is this **ONE BED/SUPER STUDIO** ground floor flat situated in a cul de sac on the Belvedere/Abbey Wood borders. The property has been well maintained and recently redecorated and is just 0.6 miles to Belvedere Station and 0.9 miles to Abbey Wood Station and the Elizabeth Line. The property is close to local shops and bus links and would make a ideal first time purchase or investment opportunity.

The accommodation comprises a **LOUNGE WITH ACCESS TO BEDROOM AREA**, kitchen and bathroom. The property is double glazed and has the additional benefit of allocated parking.





GROUND FLOOR



For illustrative purposes only
Plan produced using PlanUp.

Viewing

Please contact our Hunters Abbey Wood Office on 020 8311 1000 if you wish to arrange a viewing appointment for this property or require further information.

19-21 Wilton Road, Abbey Wood, London, SE2 9RH
Tel: 020 8311 1000 Email:
abbeywood@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

THINKING OF SELLING? 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.

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