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23 Scott House, Albert Road, Belvedere, DA17 5LX

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Guide Price £160,000-£190,000

Situated in the heart of Nuxley Village, this one-bedroom, second-floor flat offers a practical and conveniently located home, ideal for first-time buyers, downsizers, or investors. The property is available with no onward chain, helping to ensure a straightforward purchase.

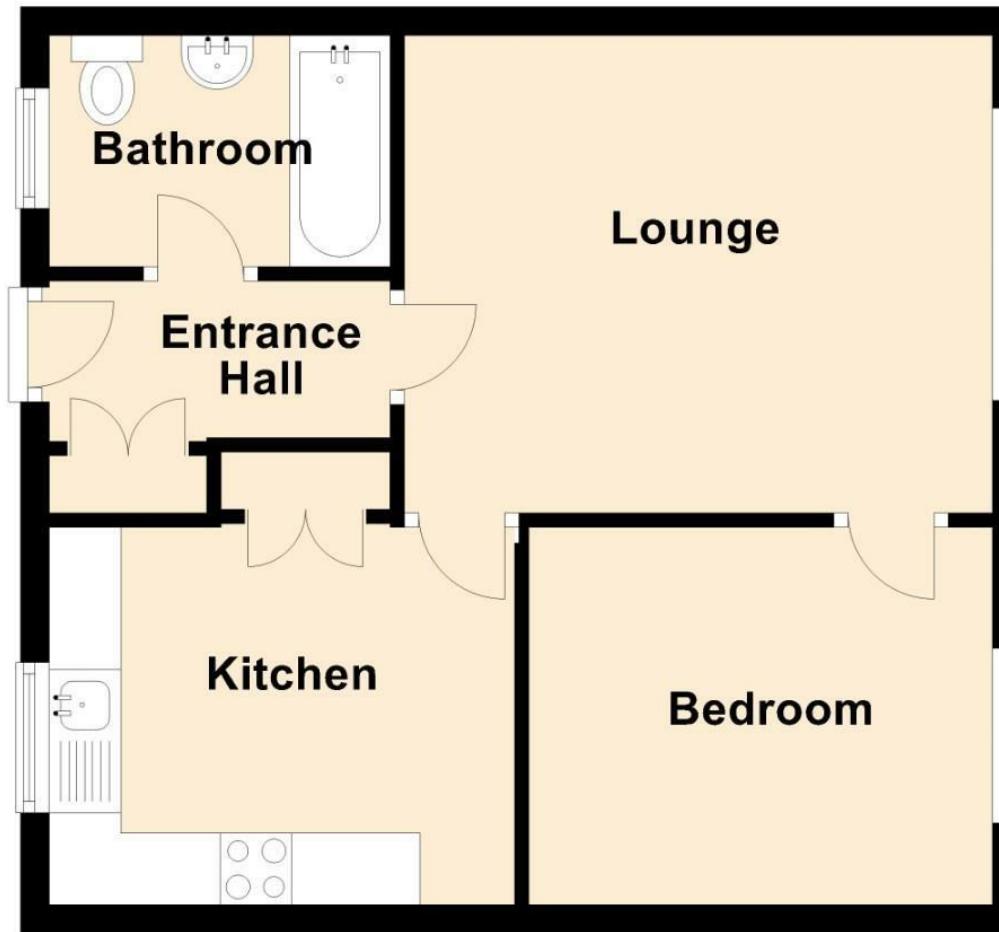
The accommodation includes a comfortable living area, a functional kitchen, a good-sized bedroom, and a bathroom, making it a manageable and low-maintenance space.

Nuxley Village itself is a vibrant and established community, offering a range of everyday amenities including shops, a doctor's surgery, cafes, and a church. For those needing to travel further afield, there are excellent bus links to Bexleyheath, Thamesmead, Erith, and Woolwich Arsenal. Abbey Wood Station, with access to the Elizabeth Line, is also within easy reach, providing fast connections into Central London and beyond.

This is a great opportunity to purchase a sensibly priced property in a well-connected area, offering scope for improvement and a chance to make a home of your own.

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2nd Floor



For illustrative purposes only
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	50	64
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

COMMUNAL ENTRANCE**ENTRANCE HALL****LOUNGE**

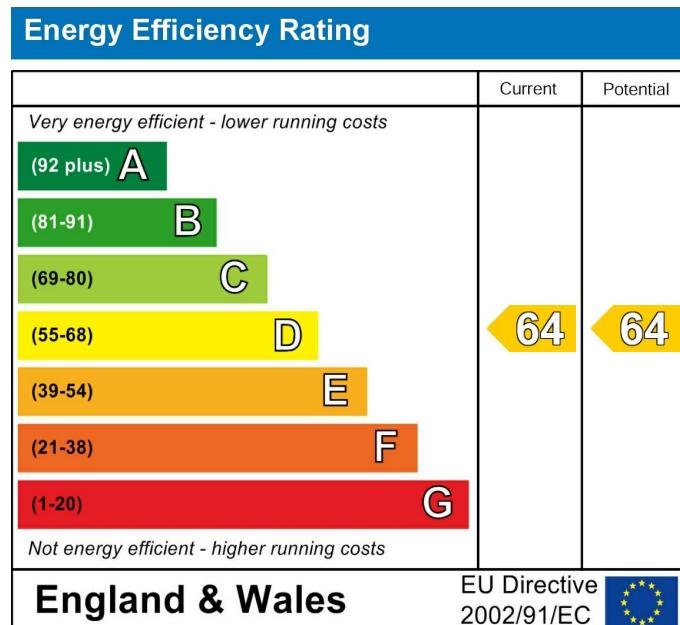
13'6 c 9'3

KITCHEN

10'8 x 7'3

BEDROOM

10'8 x 9'3

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.



