



## Excalibur Drive, London, SE6 1RN

- Two bedrooms
- New Build
- Lease: 990 years
- Checkmate 10 Year Warranty
- Bellingham Station 1 mile - trains to Blackfriars
- 1st Floor with balcony
- Integrated Appliances
- Allocated Parking
- Hither Green station 1.2 miles - trains to London Bridge
- EPC B

**Prices From £380,000**



# Excalibur Drive, London, SE6 1RN

## DESCRIPTION

Superb two bedroom, new build, first floor apartment with balcony, integrated appliances and allocated parking.

Reserve your new home this June, and your mortgage payments will be covered for 6 months! Additionally, enjoy a complimentary one-year travel card on the seller\*

Contact us today to book your viewing slot for the launch.

### About Excalibur

Excalibur is creating a new community in SE6 with new standards for housing in the area, and creating a great neighbourhood that residents will be proud to call their home.

This charming urban collection of 1 & 2 bedroom apartments, combines comfort with contemporary design. Every home features spacious rooms bathed in natural light and a private outside space to relax in. Each apartment is laid out to accommodate a modern lifestyle, and finished to a high specification with fully integrated appliances.

These homes are designed for today's living, featuring low maintenance materials, light and airy interiors and generously-sized internal spaces. The open spaces these homes will be surrounded by landscaped features.

Contact Hunters today to find out more.

Plot 90 is 66m2. \*Terms and conditions apply





**HUNTERS<sup>®</sup>**

HERE TO GET *you* THERE

CALL US TODAY TO VIEW

0208 698 7499



### Viewings

Please contact [catford@hunters.com](mailto:catford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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 |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | <b>82</b>               | <b>82</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 |                         |           |
| <b>England &amp; Wales</b>                  | 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.