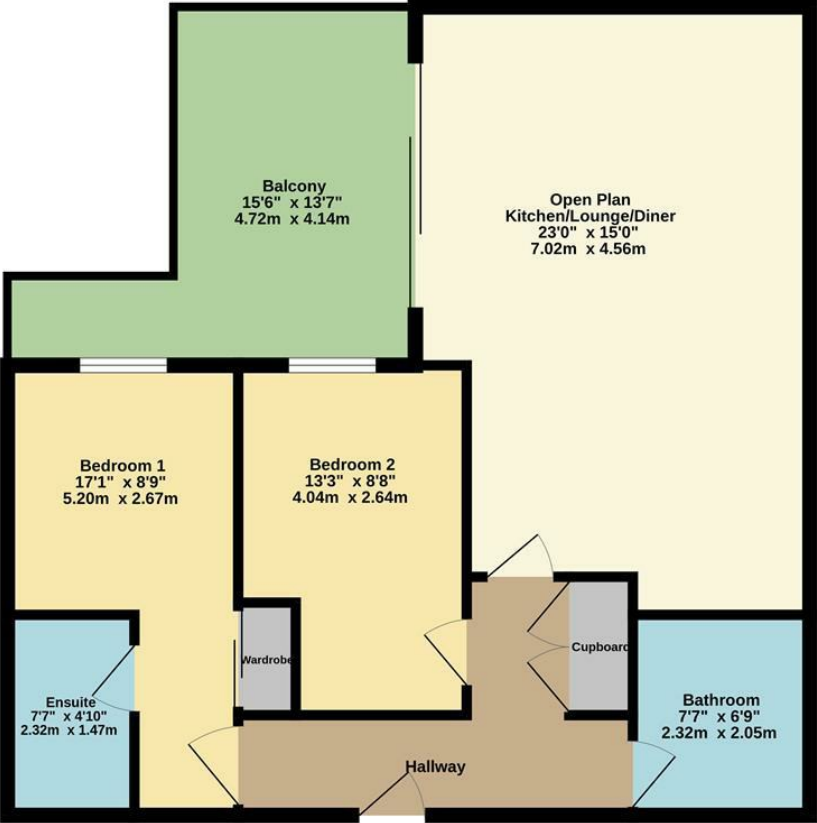
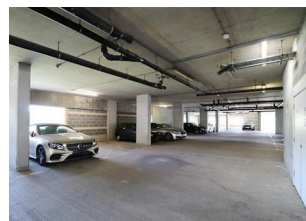


Mid Floor
722 sq.ft. (67.1 sq.m.) approx.



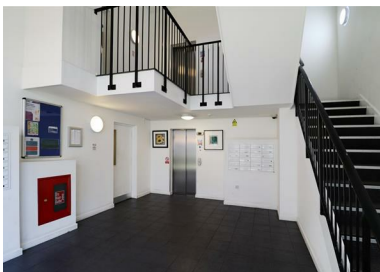
TOTAL FLOOR AREA : 722 sq.ft. (67.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C2028

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	84	87
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



LITTLE BRIGHTS ROAD
BELVEDERE DA17 6BF

Guide price £280,000



22 Albert Road, Belvedere, Kent, DA17 5LJ

01322 947 967

sales@mlmestateagents.co.uk
www.mlmestateagents.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Located within the popular Belvedere Park development, this impressive two-bedroom flat offers a fantastic opportunity for buyers seeking a home in excellent condition throughout. The property has been thoughtfully maintained, creating a warm and welcoming space that is ready to move straight into.

The layout provides a spacious and modern feel, with a generous open-plan living area that seamlessly combines kitchen, dining, and lounge space, ideal for both everyday living and entertaining. Large doors open out onto a private balcony, offering a pleasant outdoor retreat with views over the communal grounds. Both bedrooms are well-proportioned, with the principal bedroom benefiting from its own ensuite, while a separate bathroom serves the rest of the home.

Positioned in Belvedere, the property is conveniently located for a range of local amenities including shops, supermarkets, cafés, and green spaces such as Lesnes Abbey Woods. Families will appreciate the selection of nearby schools, including Harris Garrard Academy and Lessness Heath Primary School, both within easy reach. On your doorstep is a supermarket, coffee shop, pub and a 24-hour gym.

For commuters, the flat is ideally situated with excellent transport links. Belvedere railway station provides direct services into central London, while nearby Abbey Wood station offers access to the Elizabeth Line, significantly reducing journey times across the city. Road connections are also strong, with easy access to the A2 and M25.

This is a superb home combining comfort, convenience, and location, making it an ideal choice for first-time buyers, downsizers, or investors alike.

2 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

LITTLE BRIGHTS ROAD

BELVEDERE DA17 6BF

- Two Bedroom Apartment
- Immaculate Condition Throughout
- Large Corner Balcony
- Secure Allocated Parking
- Close To Belvedere Station
- Shops/Gym/Amenities Nearby
- Lease Approx 106 Years Remaining
- Council Tax Band C
- EPC 84B
- Ideal For FTB or BTL

