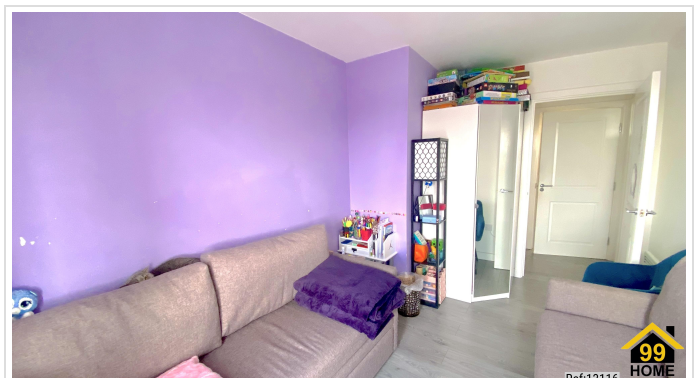


2 Bed Flat In Clydesdale Way , Belvedere, DA17 6FH

£260,000



# SHORT DESCRIPTION

Property Ref: 13116 We are pleased to present a modern 2 bedroom, 5th floor flat for sale in Hackney House, Belvedere Park. Property comprise of large double bedroom with built in wardrobe, 3 piece bathroom, 2nd double bedroom, open plan lounge and fully fitted kitchen. Located on the top floor of Hackney House the property benefits secure video entry, exclusive west facing balcony, allocated parking, private communal garden and residents letter boxes in the foyer. Situated within walking distance of 10 minutes, Belvedere train station is just one stop away from Abbey Wood, the home of South East London's premier Cross rail network station. Commuters can benefit from a train service that runs to Cannon Street every 10 minutes and expects to arrive in the City within 34 minutes or Heathrow airport in 45 minutes. Within the development, there is a Lidl supermarket, Starbucks cafe, Morgan Pub, Screwfix and a 24 Hour Gym Estimated rental income: £1500PCM Remaining lease year: 106 Ground rent: £330.00 per year Service charge: £1,500.00 per year. Size: 66 msq Council tax band: C Please get in touch for more details or to arrange a viewing...



**Bed Room(s)**



**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Kitchen/Living/ Dining Area	7.180m x 3.280m (max)	23'7" x 10'9" (max)
Master Bedroom	3.255m x 2.730m	10'8" x 8'11"
Bedroom 2	3.950m x 2.550m (max)	13'0" x 8'4" (max)

⊗ smoke detector	▲ telephone point	st cupboard	☒ heat detector	W/M washing machine space
○ ceiling light	△ TV/satellite aerial outlet	e/s en suite	○ wiring for outside light	fridge/freezer space
● double socket	— radiator	W wardrobe	☎ entry phone	⊗ hot water cylinder

All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. Wardrobes are shown to suggest position only, and are not included as standard unless otherwise stated. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



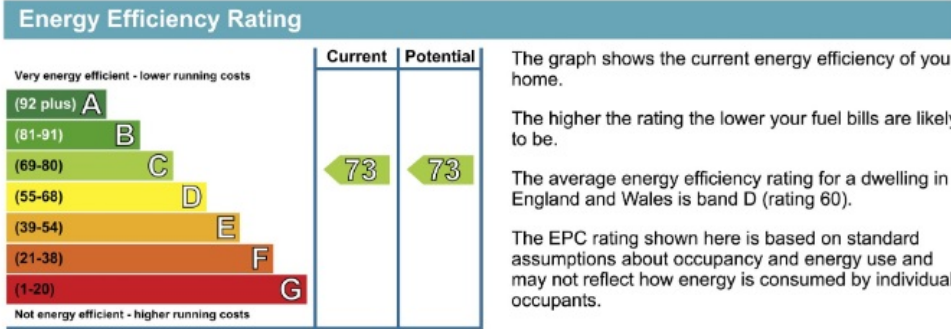
**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,578</b>
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Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 186 over 3 years	Not applicable
Heating	£ 585 over 3 years	£ 585 over 3 years	
Hot Water	£ 807 over 3 years	£ 807 over 3 years	
<b>Totals</b>	<b>£ 1,578</b>	<b>£ 1,578</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



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