

LIVERMORES



Presented to the market CHAIN FREE is this expansive split-level maisonette. Situated within walking distance of Crayford Train Station (Zone 6) and the High Street. Inside, large windows offer captivating views of the communal field. Furthermore, the contemporary kitchen and shower room ensure a seamless move-in experience. This property boasts the added advantage of an off-street allocated parking space. Positioned with the A2 & M25 a short drive away, this offers excellent connectivity to London and Kent.

Ground Floor Entrance
0.94m x 1.13m (3'1" x 3'8")

First Floor Lobby
2.13m x 1.84m (6'11" x 6'0")

Lounge/Diner
4.74m (max) x 4.19m (max) (15'6" (max) x 13'8" (max))

Kitchen
1.69m x 2.31m (5'6" x 7'6")

Bedroom Two
3.18m x 3.09m (10'5" x 10'1")

Second Floor Landing
0.94m x 1.35m (3'1" x 4'5")

Bedroom One
4.20m x 2.69m (13'9" x 8'9")

Shower Room
4.04m x 2.07m (13'3" x 6'9")

Additional Information
Parking: One Allocated Parking Space
Heating: Electric
Electricity Supply: Mains
Water Supply: Mains
Drainage: Mains
Council: Bexley

Broadband: Standard, Superfast and Ultrafast broadband is available. Actual service availability at the property may be different. Visit the Ofcom website for further information.
Mobile Signal/Coverage: You are likely to have good coverage from most networks. Visit the Ofcom website for further information.

Tenure
Our vendor has informed us that this is a Leasehold property.
Lease Term Remaining: A brand new 125 year lease will be available on completion. The current lease remaining is 89 years.
Service Charge: £263.81 per annum
Ground Rent: £200 per annum

Disclaimer
These particulars form no part of any contract and are issued as a general guide only. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition. All measurements are approximate and have been taken at the widest points unless otherwise stated. The accuracy of any floor plans published cannot be confirmed. Reference to tenure, building works, conversions, extensions, planning permission, building consents/regulations, service charges, ground rent, leases, fixtures, fittings and any statement contained in these particulars should not be relied upon and must be verified by a legal representative or solicitor before any contract is entered into.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	73
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.