

LIVERMORES





Tenure

Our vendor has informed us that this is a Leasehold property.

Lease Term: 149 Year Lease on Completion

Service Charge: £1,988.90 per annum

Ground Rent: £150 per annum

Ground Rent Review: Increase of £75 per annum on 1st March 2036

Additional Information

Parking: One allocated parking space

Heating: Gas Boiler

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.

Internal Measurements: Please see the floor plan.

Disclaimer

These particulars should be regarded as a general guide only and therefore should not be relied upon as statements of fact. They do not form part of any contract or offer.

All photographs, measurements and distances referred to are given as a guide only and therefore should not be relied upon for any purpose.

If a floorplan is shown, this will not be to scale, and the accuracy is not guaranteed. Main services and appliances have not been tested by the agents and no warranty is given by them as to working order or condition.

Reference to tenure, leases, service charge, ground rent, estate management charges, fixtures, fittings, condition, extensions, planning permission, building consents/regulations, building works, conversions, or any other 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. If clarification or further information is required, please contact us before making an appointment to view, especially if you are travelling some distance.



Woodfall Drive, Crayford, DA1 4TN
This plan serves solely as a layout guide, and no liability is assumed for errors, omissions, or inaccuracies. It was developed in accordance with the RICS Code of Measuring Practice. All dimensions, including windows, doors, and the total gross Internal area (GIA), are approximate and measured internally. All measurements have been taken at the widest points unless otherwise stated. The first measurement provided refers to the vertical wall. For accurate measurement please consult a certified architect or surveyor prior to making any decisions based on this plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-81) B		
(69-80) C	74	77
(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