



# Prestige House

Bellingham Road | London | SE6 2PT

NO UNAUTHORISED  
PERSONS ALLOWED  
BEYOND THIS POINT

NO STOPPING



# Prestige House

Bellingham Road, London, SE6 2PT

**\*\*\* 9 STUNNING, HIGH SPEC APARTMENTS  
NEWLY BUILT. 6 APARTMENTS AVAILABLE \*\*\***

Consisting of 4 ultra-modern 1 bedroom apartments with outside space, warehouse style duplex apartment with private terrace and "Penthouse" apartment with wrap around terrace.

Internally these exquisite apartments have stylish open-plan living/kitchen areas, which are generous in size and are complimented with branded appliances, contrasting high quality worktops and plenty of storage. The bedrooms are all well-designed with some apartments benefiting from a fitted wardrobe or an en-suite to the main bedroom. The bathroom finish is very much in-trend, and a spa like design, with immense practicality. Additional benefits include high ceilings, brick feature external wall to the duplex-apartments, Help to Buy and a 10 year build warranty.

Well located for Bellingham station, public transport, shops and being offered on the Help to Buy scheme makes these a great first time buy.

## Benefitting from:

- Open Plan Living Area
- Communal Garden and Terrace
- No Chain
- 10 Year New Homes Guarantee
- 999 Year Lease
- Within Walking Distance Of Bellingham Station
- Help to Buy Scheme Available
- Branded Kitchen Appliances
- Secure Cycle Store



## Accommodation

**Communal Entrance** Glazed communal entrance door, stairs to upper floors, marble flooring.

**Entrance Hall** Wooden entrance door, oak flooring.

**Lounge/Kitchen** 5.5m x 4.9m (18'1" x 16'1") Lounge Area: Double glazed double door to rear, oak flooring, radiator, spotlights. Kitchen Area Double glazed window to front, range of high gloss grey wall and base units with work surface over, one and half bowl stainless steel sink unit with mixer tap and instant hot water, integrated Bosch oven and hob, extractor fan, splash back, integrated washer/dryer, plinth lighting, spotlights.

**Bedroom** 4.9m x 2.9m (16'1" x 9'6") Full height double glazed window to rear, radiator, carpet.

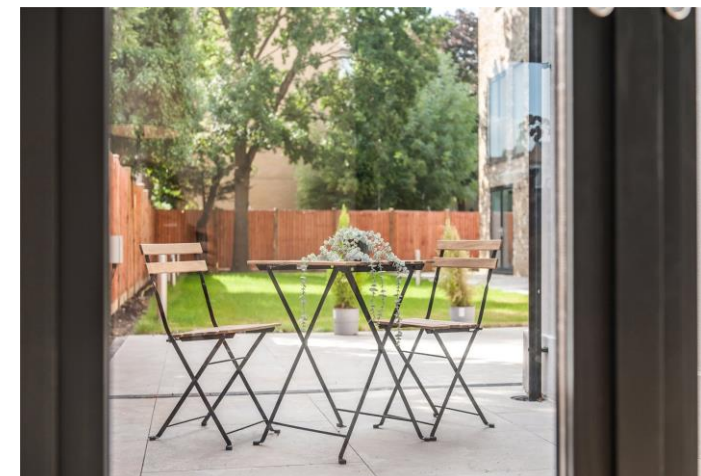
**Bathroom** Three-piece bathroom suite comprising of: panelled bath with mixer taps and power shower over, wall mounted wash hand basin with vanity storage under and mixer taps, enclosed low level wc, part tiled walls, heated towel rail, tiled flooring, extractor fan, spotlights.

## Exterior

**Courtyard** Paved courtyard area over rear communal gardens.

**Communal Area** Patio, mainly laid to lawn garden, bike storage.

(Example of accommodation available. Details above relate to Flat 1)





## Leasehold Information

Lease Term 999 Years remaining

Service Charge: £1400 - £1500 Per annum (Subject to Individual Apartment Purchased).

Ground Rent Peppercorn

(Information to be verified by the vendors solicitor)

## Other Information

Local Authority: London Borough of Lewisham

Council Tax: Band C (£1,615 pa)

Council Tax - C

EPC Rating - B



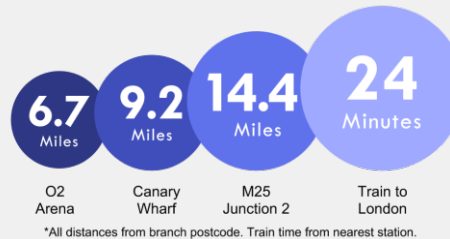


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>81</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland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

## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

## Location



(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

Simon Dell - Branch Manager

020 8698 1234

Robinson Jackson  
87 Rushey Green,  
Catford,  
London SE6 4AF

catford@robinson-jackson.com

SALES | MORTGAGES | LEGALS

**ROBINSON-JACKSON**



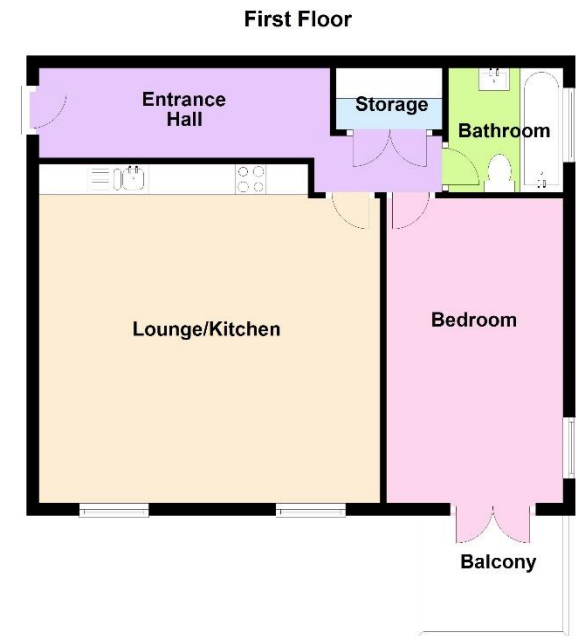
Flat 1 Total floor area: 53m<sup>2</sup> (guidance only)



Flat 2 Total floor area: 53m<sup>2</sup> (guidance only)



Flat 5 Total floor area: 54m<sup>2</sup> (guidance only)

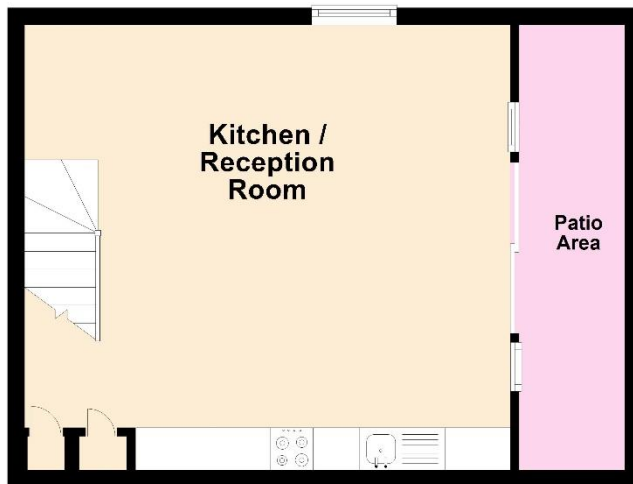


Flat 6 Total floor area: 55m<sup>2</sup> (guidance only)

### First Floor

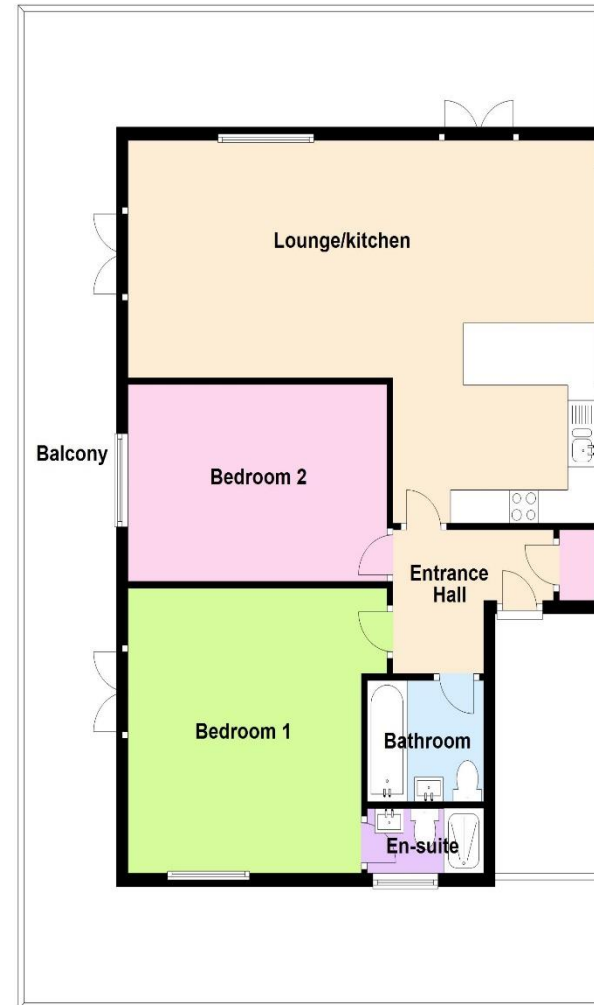


### Second Floor



Flat 7 Total floor area: 77m<sup>2</sup> (guidance only)

### Top Floor



Flat 9 Total floor area: 77m<sup>2</sup> (guidance only)