



2 Clydon Close  
"Lesney Park"  
Erith  
Kent  
DA8 3AX

Leasehold  
 3  1  1

Council Tax: C  
EPC Rating: E

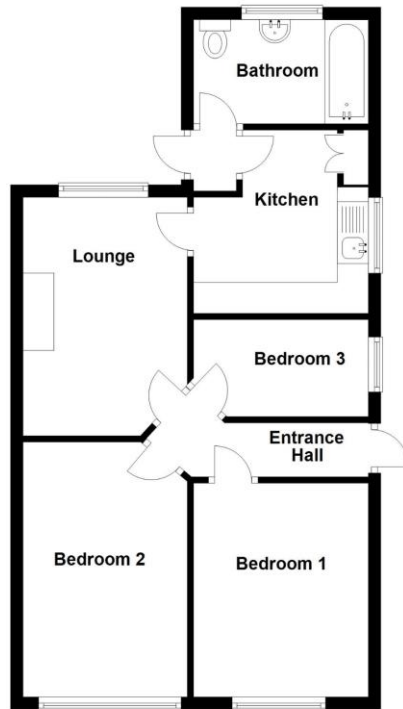
Rarely available ground floor 3 bedroom maisonette located in a popular cul de sac within the prestigious 'Lesney Park' area and walking distance of Erith zone 6 station, town centre and schools.

- 16' Lounge
- 11' Fitted kitchen
- 10' Bathroom
- 25' Rear garden
- Garage en bloc
- No chain

Asking Price £290,000

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## Ground Floor



Total area: Approx 74 square metres

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/tenant. The services systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Plan produced using PlanUp.



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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## Interior

**Entrance Hall** Opaque part double glazed UPVC entrance door. Carpet

**Lounge** 5.03m x 3.84m narrowing to 3.43m (16'6" x 12'7" narrowing to 11'3")  
Double glazed window to rear. Carpet. Door to kitchen.

**Kitchen** 3.56m x 2.95m (11'8" x 9'8") Double glazed window to side. Range of wall and base units with work surfaces over. 1 bowl stainless steel sink unit with mixer tap. Tiled splash back. Space for fridge/freezer. Plumbing for washing machine. Airing cupboard housing water tanks. Sliding door to lobby.

**Lobby** Double glazed UPVC door to garden. Door to bathroom.

**Bathroom** 3.05m x 1.68m (10' x 5'6") Opaque double glazed window to rear. Three piece suite comprising: Panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level wc. Ceramic tiled flooring. Tiled walls.

**Bedroom 1** 4.57m x 2.74m (15' x 9') Double glazed window to front. Carpet.

**Bedroom 2** 3.53m x 2.6m (11'7" x 8'6") Double glazed window to front. Carpet.

**Bedroom 3** 2.6m x 2.5m (8'6" x 8'2") Double glazed window to side. Carpet.

## Exterior

**Garden** 7.62m x 8.23m (25' x 27')

**Garage** En-bloc. Up and over door.

## Leasehold Information

LEASE TERM: 99 years from 30 June 2017 (to be verified by the vendors solicitor).

UNEXPIRED LEASE: 93 years remaining (to be verified by the vendors solicitor).

GROUND RENT: £100.00 per annum (to be verified by the vendors solicitor).

Please Note- The owner has advised us that probate has been applied for but not yet granted, therefore exchange of contracts cannot take place until probate has been granted.

**Please be advised there is no gas supply to property.**

## Additional Information

Erith & Northumberland Heath are adjacent neighbourhoods enjoying close proximity to Bexley borough's main thoroughfare, Bexleyheath Broadway. Firmly residential, Northumberland Heath is a quiet enclave with some charming Victorian properties and a small village-like centre.

Erith is a larger town undergoing a rejuvenation, with a revamped town centre, a waterfront setting (home to London's longest pier) and an ambitious house building programme. Don't miss the annual Erith Riverside Festival.