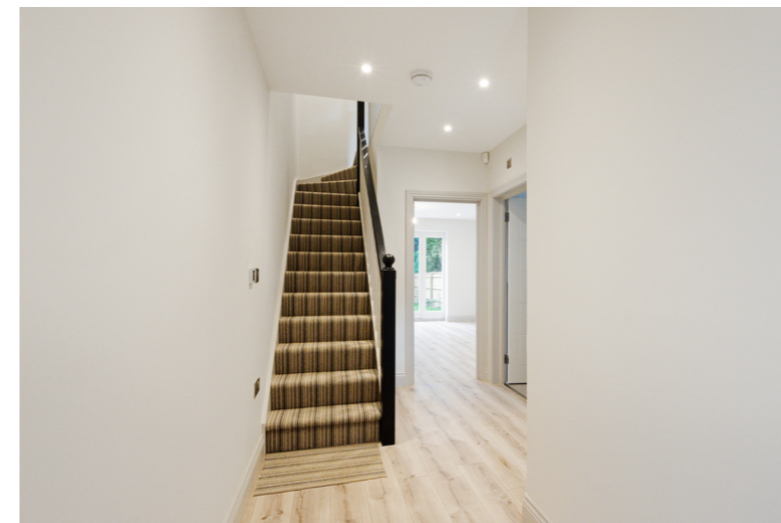




£625,000
Riefield Road, London, SE9 2QA

**Christopher
Russell**
PROPERTY SERVICES



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

Christopher Russell Property Services

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • sales@christopher-russell.co.uk

Brand new two double bedroom semi detached house situated in Eltham Heights.

Finished to an exceptionally high standard that features; Air Source Heat Pump System by Stiebel, made to measure kitchen by Nobilia, luxury bathroom and en-suite furnished with Grohe furnishings, Minoli Italian Tiling and timber frame double glazing by Bereco.

The accommodation comprises; entrance hall, cloakroom, large open planned lounge/diner with outlook onto rear garden, kitchen, two bedrooms and family bathroom.

The property come with a New Build Warranty with Build Zone, parking and a 9Kw EV Car charging point.

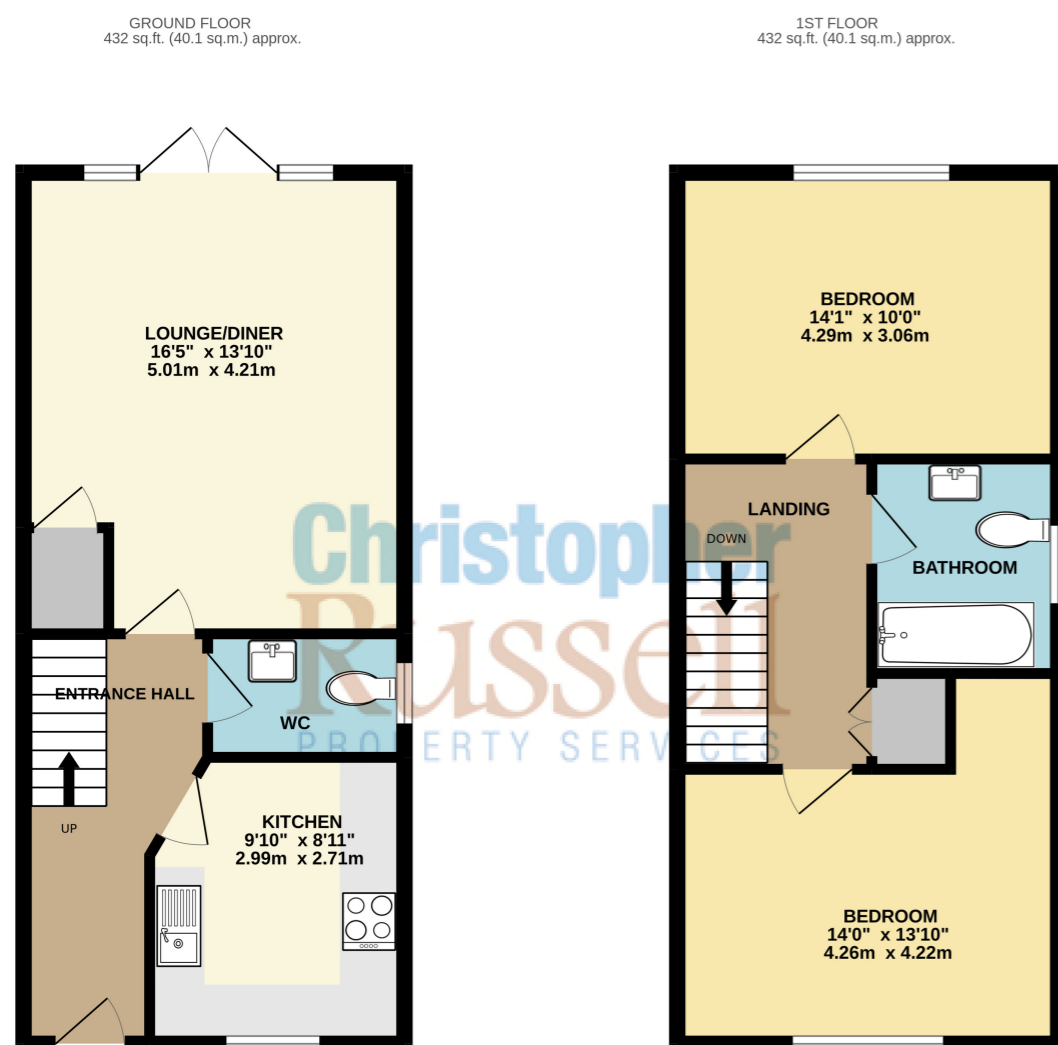
Location: The property is situated in the very sought after 'Eltham Heights' which is situated very conveniently for Falconwood train station, excellent schools and the A2 servicing London, The 02, Bluewater Shopping Centre and access onto the M25.

Council Tax Band - To be confirmed.

We have been informed by the developers that there will be an annual maintenance charge of £500.00 per annum for the front driveway and garden maintenance.

The developer will provide full information on request.

THE VIRTUAL TOUR RELATES TO NUMBER 4 RIEFIELD ROAD AND NOT THIS PROPERTY.



TOTAL FLOOR AREA: 863 sq.ft. (80.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	85	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			