



£320,000

Woodside Lane, Bexley, Kent, DA5 1EY

**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.

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**Christopher Russell Property Services**

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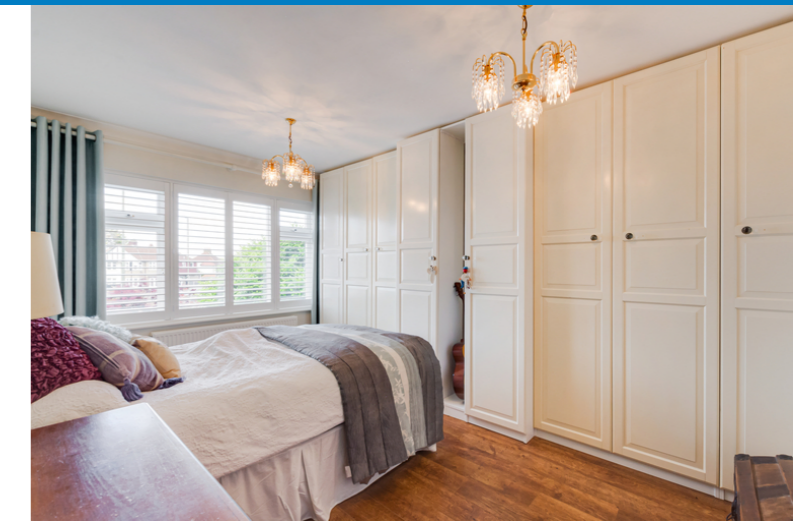
Spacious first floor two double bedroom purpose built maisonette presented in very good decorative condition situated under one mile to Albany Park train station. and centrally located for access to the A2 which services London and the Kent Coast.

This ideal first time or buy to let investment features gas central heating with a recently installed boiler, modern recently refitted kitchen/breakfast room, double glazing, modern bathroom suite and own front and rear gardens. The main bedroom has floor to ceiling fitted wardrobes.

The property is being sold with a share of the freehold interest and a lease which was extended to 999 years.

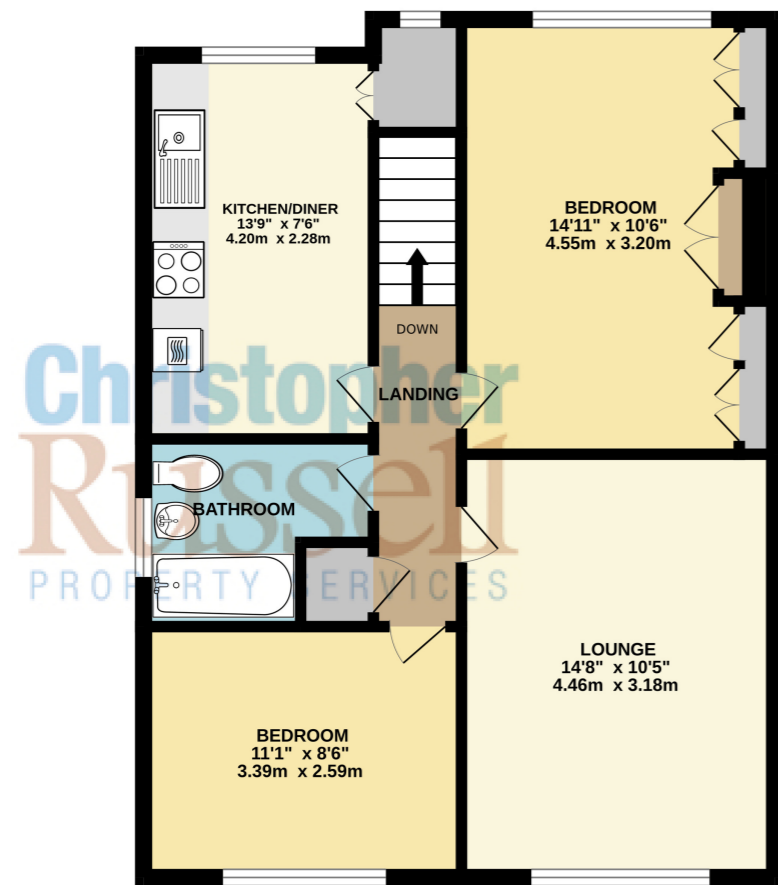
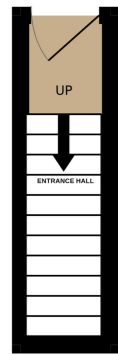
There are no service and ground rent charges payable.

Council Tax Band C.



GROUND FLOOR  
35 sq.ft. (3.2 sq.m.) approx.

1ST FLOOR  
623 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.1 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	79
(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			
England, Scotland & Wales			
EU Directive 2002/91/EC			