



£260,000

Penhill Road, Bexley, Kent, DA5 3EN

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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Two bedroom first floor maisonette with its own private rear garden, situated close to Danson Park, local shops and restaurants and a selection of good primary and secondary schools.

The property comprises a large lounge, two double bedrooms, a modern fitted bathroom, a loft which is fully boarded, with a ladder, offering good storage, and a newly fitted kitchen with new appliances.

The property features newly fitted carpets and flooring, a new electrical consumer unit and has a recently issued Electrical Installation Condition Report and Gas Safety Certificate.

There is access to a lawned private rear garden which is accessed via the side of the property.

The property is being offered as end of chain.

Lease: 118 years

Service Charge: N/A

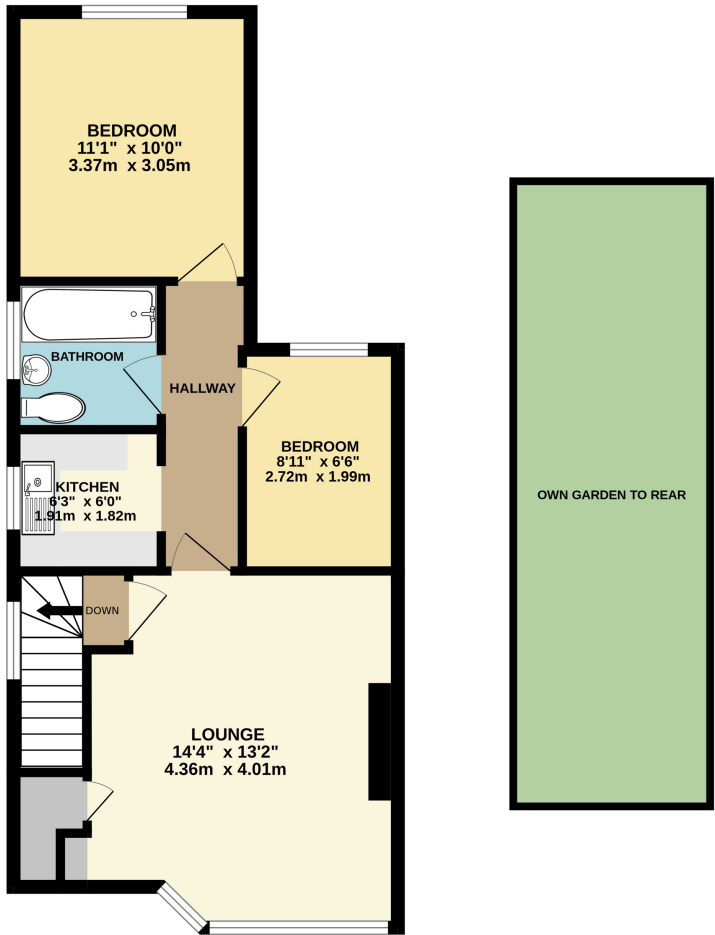
Building insurance: £400 per annum

Ground rent: £150 per 6 months

Council Tax Band B.

Agents Note: Material Information is available online as brochure 2 below.

FIRST FLOOR  
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 525 sq.ft. (48.8 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>                            |         | 77                         |
| (55-68) <b>D</b>                            | 56      |                            |
| (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<br>2002/91/EC |