



**99Home Ltd.**

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1 Bed Flat In Shortlands Close , Belvedere, DA17 5QY

£1,200 Monthly



Ref:13926





## SHORT DESCRIPTION

Property Ref: 13926 SITUATED LESS THAN A MILES WALK FROM THE ELIZABETH LINE AT ABBEY WOOD. A lovely well-presented one double bedroom spacious, top (second) floor apartment located in the popular quiet sort after Shortlands Close development in Belvedere. Once past the Entry Phone System you will find a well-kept communal hall with two flight of stairs to your landing, step inside to find a Hall, Bathroom, Bedroom, Lounge/Diner and a Kitchen. The apartment has recently been redecorated throughout so looks and smells like new! Further benefits to note include Double Glazing, Economy 7 Heating, Residents parking as well as the fact Service charge and Water is included in the monthly rental cost. The property is located in the London Borough of Bexley and is liable to Band B council tax. This super apartment is well worth your early attention and will not disappoint. The location of the property is ideal as you are within walking distance of the lovely Abbey Woods and Ruins, Park, Bus Routes, Abbey Wood Village and 2 Train stations in either direction - Belvedere (zone 5) and Abbey Wood (zone 4) which are both an approximate 10 minute walk with the Elizabeth Line (Crossrail) now operating from Abbey Wood offering the following journey times: Canary Wharf - 11 minutes Liverpool Street - 18 minutes Tottenham Court Road - 23 minutes Paddington - 28 minutes. Property size = 39m<sup>2</sup>/ 420ft<sup>2</sup>. Lounge / Diner. - 14'0" (4.27m) x 10'6" (3.2m) Kitchen. - 11'0" (3.35m) x 6'0" (1.83m) Bedroom. - 12'6" (3.81m) x 10'0" (3.05m)...

1

**Bed Room(s)**

1

**Bath Room(s)**

1

**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	69   c	78   c
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

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