

2 Bed Flat In Clydesdale Way , Belvedere, DA17 6FH

£250,000



SHORT DESCRIPTION

Property Ref: 8567 This property is currently available to cash buyers only Nguyen Properties UK are pleased to present this spacious 5th floor property in Hackney House of the Belvedere Park development.. The property comprises 1 master bedroom with ensuite shower, 1 double bedroom, 3 piece bathroom, open plan lounge, and kitchen. Also benefits secure video entry, communal garden, residents letterboxes in the foyer, central heating, and allocated underground parking.. The development is only a 7-10 minutes walk to Belvedere train station which transports you into central London within 35 minutes. The Crossrail is just 1 stop away at Abbey Wood station. Within the development is The Morgan Pub, 24 Hour Snap Fitness gym, Drive-thru Starbucks & Lidl Supermarket. Other local amenities such as surgery, post office, and chemist are just a short walk away. This property would be ideal for new families or buy to let investors. Since 2016 the value of this property has increased by nearly 80% and will continue to increase to £300,000 in the next 2 years due to the high demand in the area. Current rental income: £1250PCM Leasehold: 125 years from 2007 Ground Rent: £330 per year Service charge £1400 per year Built-in 2016....

2

Bed Room(s)

2

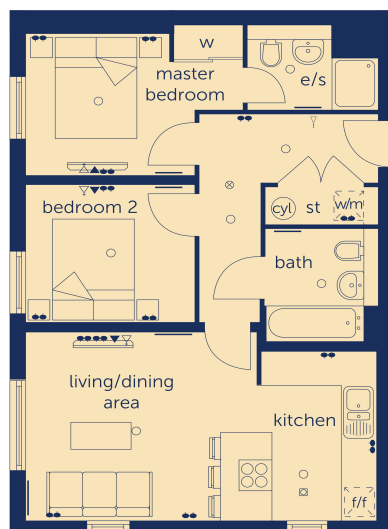
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

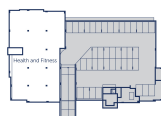
Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



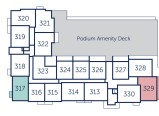
Kitchen/Living/ Dining Area	6.100m x 3.630m (max)	20'0" x 11'11" (max)
Master Bedroom	2.830m x 2.500m	9'3" x 8'2"
Bedroom 2	2.925m x 2.655m	9'7" x 8'9"



Ground Floor



Ground Floor Mezzanine



First Floor



Second Floor



Third Floor



Fourth Floor

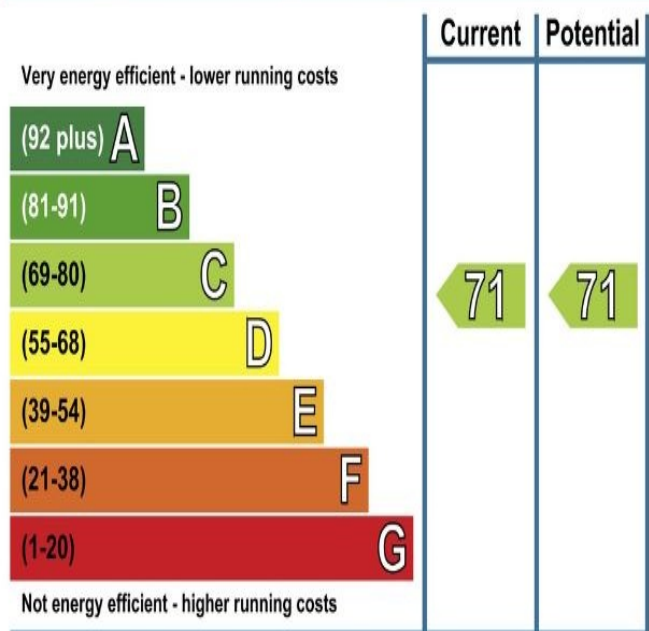


Fifth Floor

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
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Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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