



## Ellesdon House, DA6

£250,000 Leasehold

- Brand New Apartment
- Fantastic Location
- Help To Buy
- High Specification
- Leasehold
- One Bedroom
- Open Plan
- Top Floor



GUIDE PRICE £250,000 - £275,000

Presenting this modern development of nine contemporary apartments situated in the heart of Bexleyheath Town Centre. Each home has been carefully designed with meticulous attention to detail and high specification throughout.

From a location perspective, the property could not be better situated, with a superb range of amenities on your doorstep. The vibrant Bexleyheath shopping centre has a number of popular high street names, supermarkets, bars and restaurants and leisure activities such as a cinema, bowling alley and gyms. The connections are equally impressive. Bexleyheath Station is 0.5 miles away and provides fast and regular services to London stations such as London Bridge, London Waterloo, Charing Cross and Cannon Street.

Personal Interests Dec: In accordance with section 21 of Estate Agents Act 1979, we declare there is a personal interest in the property, the vendor of the property is an employee of this Estate Agent

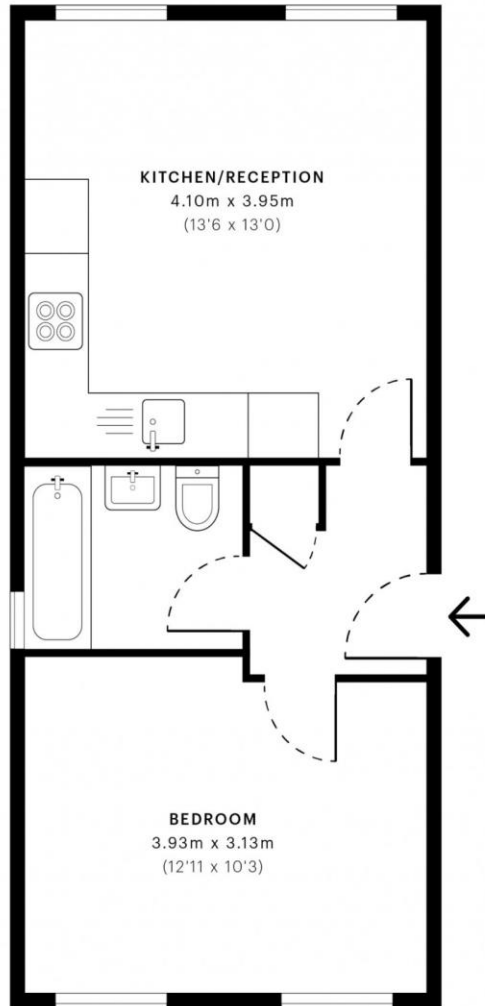


Kallars Property Agents | 2-4, New King Street | SE8 3HS

T: 020 3848 1399 | E: [admin@kallars.com](mailto:admin@kallars.com)

[www.kallars.com](http://www.kallars.com)





— Second Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
**36.07 sqm / 388.25 sqft**

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
**34.88 sqm / 375.45 sqft**

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
**0.00 sqm / 0.00 sqft**

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
**0.00 sqm / 0.00 sqft**



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 36.07 sqm / 388.25 sqft  
IPMS 3C RESIDENTIAL 34.88 sqm / 375.45 sqft

SPEC ID 5f43baf4173e730d98767264

