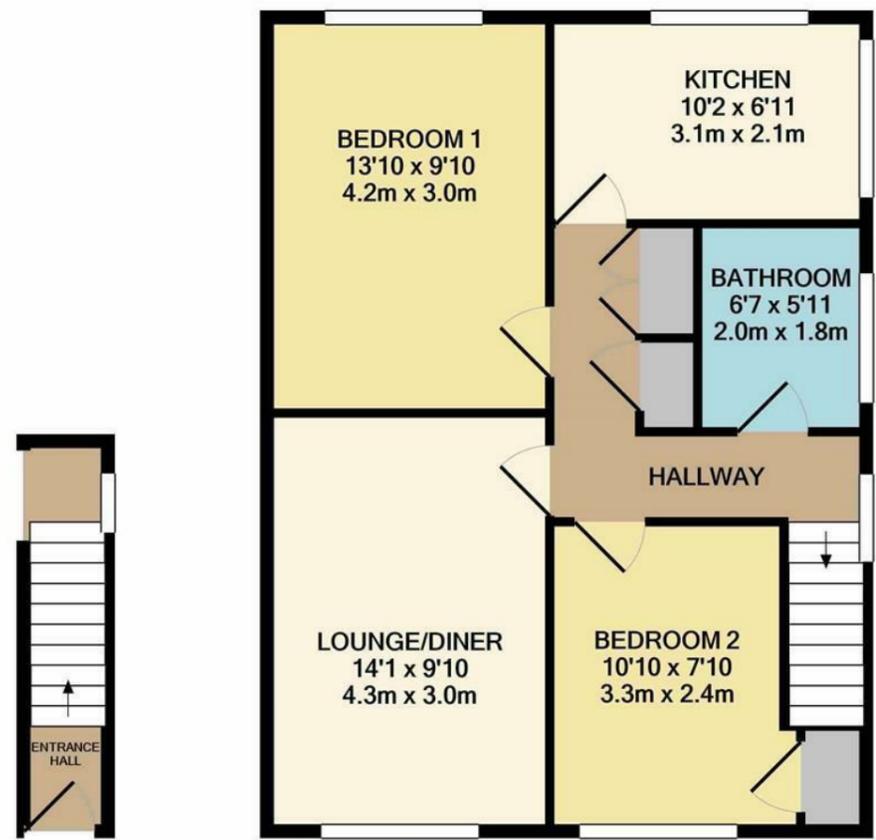




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	74	81
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



ENTRANCE FLOOR  
APPROX. FLOOR AREA 40 SQ.FT. (3.7 SQ.M.)

1ST FLOOR  
APPROX. FLOOR AREA 598 SQ.FT. (55.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 638 SQ.FT. (59.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## GRESHAM CLOSE

BEXLEY

Asking Price £265,000



**Anthony Martin**  
Estate Agents

7 Bourne Road, Bexley, DA5 1LW

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www.anthonymartin.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

**Anthony Martin**  
Estate Agents



Anthony Martin are pleased to offer for sale this well presented two bedroom First Floor Maisonette which has a long lease.

The property comprises of a spacious lounge diner, separate kitchen, two good size bedrooms and bathroom There is plenty of storage inside and also there is a private garden to the rear, just around the corner there is also a garage en-bloc.

Bexleyheath is a short walk away and Townley Grammar School is just round the corner. This is ideal for a buy to let investor or a first time buyer so please do not hesitate and book your viewing now.

2 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS

## GRESHAM CLOSE

BEXLEY

- Two Bedroom Maisonette
- First Floor
- Garage En-Bloc
- Private Rear Garden
- Well Presented
- Ideal for an Investor or First Time Buyer
- Close to Bexley and Bexleyheath
- Approx floor space 538 Sq Foot
- Approx 1 mile to bexley Village and railway station

