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1AD

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**\* OVER 160 YEAR LEASE ON COMPLETION \***

**\* TWO BEDROOM FIRST FLOOR MAISONETTE \***

**\* NO FORWARD CHAIN \* SPACIOUS KITCHEN \* GARAGE EN-BLOC \***

**\* LARGE LIVING ROOM \* CLOSE TO LOCAL SCHOOLS \***

**\* EASY REACH OF LOCAL SHOPS AND AMENITIES \* PRIVATE GARDEN \***

**\* MODERNISATION REQUIRED \***



**100 Watling Street**  
Bexleyheath, DA6 7QQ

**£275,000**

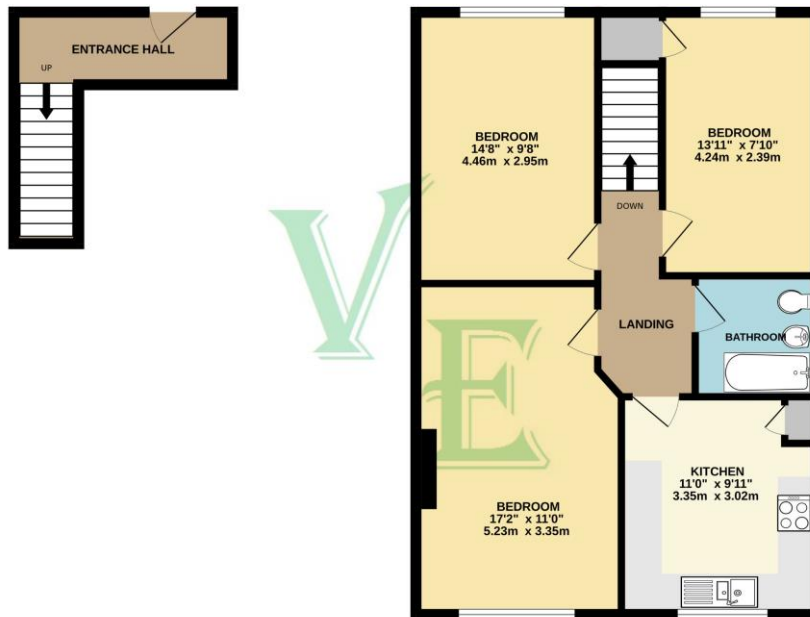
Village Estates are pleased to offer to the market this **SPACIOUS TWO BEDROOM FIRST FLOOR MAISONETTE**. Situated in a quiet location within easy reach of local schools, shops and amenities. The property will benefit from a long lease of over 160 years on completion and is offered to the market with the benefit of **NO CHAIN**. Viewing comes highly recommended....



**EPC RATING C**  
**COUNCIL TAX BAND C**  
**LEASE TERM 74 YEARS REMAINING + 90 YEARS ON COMPLETION**

GROUND FLOOR  
75 sq.ft. (7.0 sq.m.) approx.

1ST FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 condition or efficiency can be given.  
Made with Metropix 12/22

We understand this property is Leasehold.

**VIEWING:**

Via **Village Estates** on 01322 522111  
**Monday to Friday 9am-6pm, Saturday 9am-5pm**  
**SELLING YOUR HOME?**

If you are thinking of selling your own property, **VILLAGE ESTATES** will be pleased to provide you with a free market appraisal for sale purposes and professional marketing advice **FREE OF CHARGE, WITHOUT OBLIGATION**. Call one of our experienced sales staff on 01322 522111.

Whilst we endeavour to make our sales details reliable and accurate they should not be relied on as representations or statements of fact, and do not form any part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made by us to the effect that the information provided has not been verified. If there are any other points which are of particular importance to you, we would be only too happy to check the information and indeed confirm the availability of the property. Please contact the above office to arrange a convenient viewing appointment.