

THE BELVEDERE





### Merging Historic Charm with Contemporary Design

A collection of luxury town houses and 6 glorious apartments in a characterful locally listed period conversion founded upon the principles of quality, detail, innovation & craftsmanship. Ideally located in the hilly and leafy suburb, Belvedere.

The development is located directly opposite Belvedere British Rail station and in the heart of lower Belvedere. This is a stylish and elegant scheme which has been thought-through carefully from the inception of its design to its construction.

Situated in Belvedere's Opportunity Zone earmarked by the local authority, for future development which will be a central hub alive with energy. Such external elements are the foundations which time and again make such properties an ideal mid to long term investment, with attractive rental yields. The development embodies evidential, historical, aesthetic and communal significance. Natural habitats that encourage wildlife to flourish have also been created for all the good reasons. The carefully selected state of the art technology installed will ensure homes are delivered that have a reduced carbon footprint with the added benefit of lower running cost in the longer term.

### Introducing The Belvedere

#### Where Heritage and History Meets Modern Living

Discover the epitome of refined living at The Belvedere, a stunning residential development nestled within the heart of the scenic and hilly area of Belvedere in the London Borough of Bexley. Formerly known as The Belvedere Hotel, this iconic landmark building has been thoughtfully transformed into an exclusive collection of luxurious homes that seamlessly blend historic charm with contemporary design.

## **THE BELVEDERE**

Belvedere, DA17 5QH



## LOCATION

- Located in Belvedere, a hilly & leafy suburb
- A selection of luxury townhouses & elegant apartments
- Opposite Belvedere British Rail Station
- A short distance from the newly opened Abbey Wood Cross Rail Station
- Situated within an opportunity zone
- Great investment opportunity with forecast growth
- Reduced carbon footprint & low running cost
- Investment: Attractive rental yields



*Belvedere,' echoing 'bel' (beautiful) and 'vedere' (to see) in Italian, is a promise fulfilled with every panoramic view, every architectural detail—a place where beauty is not just admired but lived.*

# Revealing the Timeless Transformation of The Belvedere Hotel

## Unveiling the Story of a Historic Landmark

The Belvedere Hotel possesses history and architecture converged in an enchanting narrative of evolution. Behold the remarkable tale of The Belvedere Hotel, a living testament to time's enduring touch and the human spirit's creative ingenuity. Travel back to the year 1864, where visionary owners seized an opportunity to reimagine, enhance, and elevate this architectural masterpiece. Fast forward to the early 1900s, where The Belvedere Hotel stood as a symbol of resilience and refinement, adorned with delicate craftsmanship and treasured memories.



A selection of 1, 2 and 4 bedroom homes from **£300,000** with attractive investment proposition.



Find your new home in this unique development at The Belvedere.

Discover the epitome of refined living at The Belvedere, a stunning residential development nestled within the heart of the scenic and hilly area of Belvedere in the London Borough of Bexley. Formerly known as The Belvedere Hotel, this iconic landmark building has been thoughtfully transformed into an exclusive collection of luxurious homes that seamlessly blend historic charm with contemporary design.

Enjoy life in the suburbs with rapid connections across the city...



# SPECIFICATIONS

## Kitchens

- Individually designed layouts and feel to suit each apartment.
- Integrated appliances:
  - Dishwasher
  - Fridge Freezer
  - Washing machine and Dryer
  - Built in Extractor Hood
- Seamless Handleless Design
- Sleek LED ambient lighting beneath wall units
- Quartz Worktops and Backsplash
- Matt finish to all units
- Beige Oak Laminated Wooden Flooring
- Underfloor heating



## Bathrooms

- Full width ceramic shower tray with fixed glazed screen
- High quality fittings
- Wall mounted thermostatic shower with three way outlet
- Wall mounted white basin with basin mounted mixer
- White wall hung WC with press button action, soft-close lid and concealed cistern
- Ceramic tiles to floor and all walls fully tiled
- Mechanically ventilated
- Underfloor heating
- Energy Efficient ceiling recessed down lights



## Interior Finishes

- Contemporary entrance doors
- Internal living areas doors finished in a satin white
- Matt black door handles and door iron mongery
- Beige Oak Laminated Wooden floor
- Luxurious carpet to bedrooms
- Large storage cupboards within apartment hallways



## Electrical Fittings

- Energy efficient light fittings throughout
- Smart energy meters
- Television satellite points to living areas and bedrooms
- High speed internet Fibre connectivity
- Smoke detectors and heat detectors fitted

## Additional Features

- High performance building, with high rated insulation and double glazed windows
- Floor to ceiling aluminium two part bi fold doors leading on to the outside space

## Balconies & Terraces

- Well-proportioned balconies and large roof terraces with an elevated light grey ceramic tiled base
- Privacy dividers between adjoining balconies
- Tiled courtyard garden for ground floor apartments with a seated area

## Security Features

- Audio and visual video entry system via a fob.
- High security lockable and restricted windows and external doors apartments with a seated area



## Heating

- Underfloor heating throughout powered by a renewable energy source; Samsung air source heat pump
- Controlled by individual wall mounted thermostats for each zone.

## Car Parking

- 6 Allocated parking spaces available at request by separate agreement
- Secure bicycle storage





## **BY YOUR SIDE, AT EVERY TURN**

Our utmost priority is your satisfaction with every facet of your new home, and thus, we provide unwavering support throughout the entire journey.







# DISTANCES FROM MAJOR PLACES





## TRANSPORT

				
Belvedere	1	-	2	-
Abbey Wood	4	6	25	8
Canary Wharf	40	28	-	55
Ebbsfleet International	26	42	-	1h
City Airport	40	22	-	35
Stratford International	40	44	-	1h
Bond Street	-	45	-	-
Heathrow Airport	-	1h	-	-





## CULTURE

				
Lessness Abbey	3	5	17	4
Bexleyheath Shopping Centre	9	13	-	19
Plumstead	9	18	-	14
Bexley Village	13	28	-	31
Thames Path	6	20	-	8
Woolwich Royal Arsenal	15	20	-	22
Greenwich Market	25	36	-	39
O2 Arena	30	40	-	32
Bluewater Shopping District	21	37	-	49
Royal observatory	28	35	-	47
Canary Wharf	42	32	-	1h
London Bridge	48	46	-	56
Liverpool Street	-	35	-	1h 10

## EDUCATION

				
Belvedere Junior School	2	5	8	2
St Augustine of Canterbury CofE Primary School	2	6	10	3
Lessness Heath Primary School	3	9	13	6
Cornerstone School	2	-	9	3
London South East Colleges	4	14	14	8
Trinity School	3	17	17	7
Northwood Primary School	6	14	23	9
Learning and Enterprise College Bexley	9	33	54	17
Greenwich University	25	32	-	39
Kings College University	46	54	-	1h 15
London School of Economics	47	50	-	1h 10

## HEALTH

				
CityDoc Clinic	2	-	4	2
Stirling Medical	4	13	16	6
Lessness Natural Health Clinic	6	19	-	10
Queen Elizabeth Hospital	17	23	-	30

\*All distances indicated are in minutes.

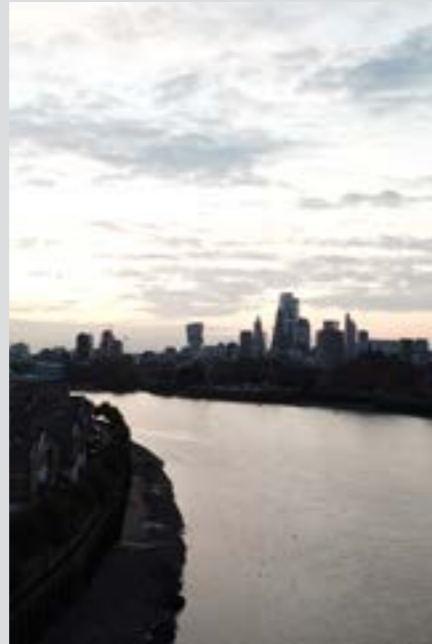


# CONNECTIVITY



## Premier Location

Situated in the opportunity zone earmarked by the local authority to become the new bustling centre of Belvedere. Where you'll enjoy the best of both worlds a tranquil retreat away from the --hustle and bustle.



## Seamless Connectivity

Excellent transport links that connect you to all the key areas of London with ease. Whether you're heading to work, exploring the city, or enjoying a leisurely day out, you'll be perfectly positioned. Located directly opposite Belvedere Station and a short journey to Abbey Wood Cross Rail Station.



## Elegance Redefined

Each residence is a masterpiece of design, carefully crafted to provide the utmost comfort and style. From the high ceilings that evoke a sense of grandeur to the bespoke finishes that exude sophistication, every detail has been meticulously selected.



## Connectivity

Belvedere boasts excellent transportation links, making it easy for residents to access central London and other parts of the city. This connectivity has contributed to its popularity as a residential area.





## **HISTORIC LEGACY & MODERN COMFORT**

---

Experience the allure of a bygone era combined with the convenience of modern living. The original architectural elements have been lovingly preserved, allowing you to immerse yourself in the rich history of the area while enjoying all the modern amenities you expect.

# SITE PLAN





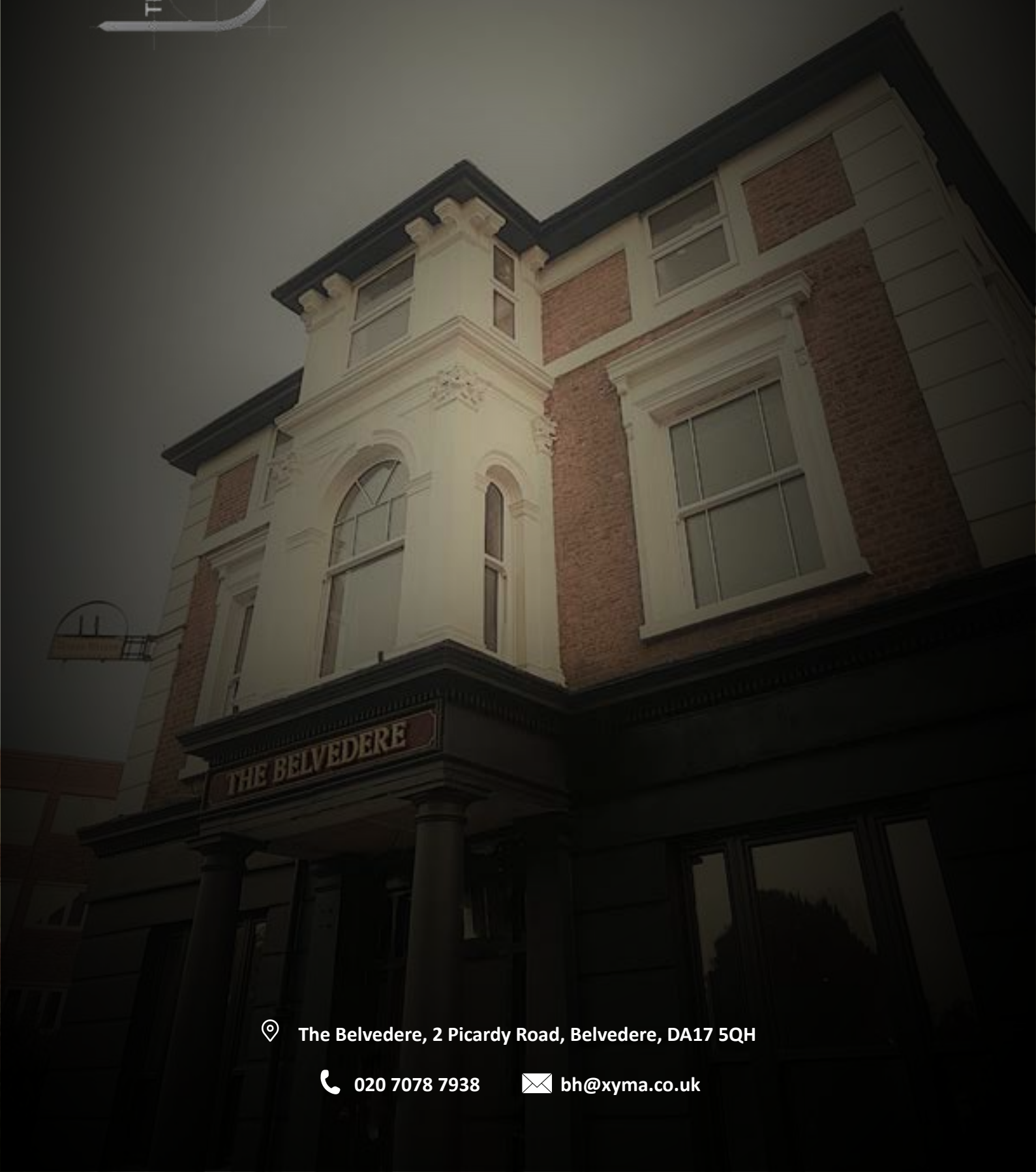
## Your New Chapter Awaits at The Belvedere


Step into a world where history seamlessly meets modernity, where elegance meets comfort, and where every detail has been designed with your lifestyle in mind. Don't miss your chance to be a part of this unique opportunity to own a piece of Belvedere's heritage, while embracing the luxuries of contemporary living.




Contact us today to schedule your private tour and experience the allure of The Belvedere. Your dream home is now a reality.

**WELCOME HOME!**



 The Belvedere, 2 Picardy Road, Belvedere, DA17 5QH

 020 7078 7938

 [bh@xyma.co.uk](mailto:bh@xyma.co.uk)