



Valley Road, Erith
£284,000 Leasehold



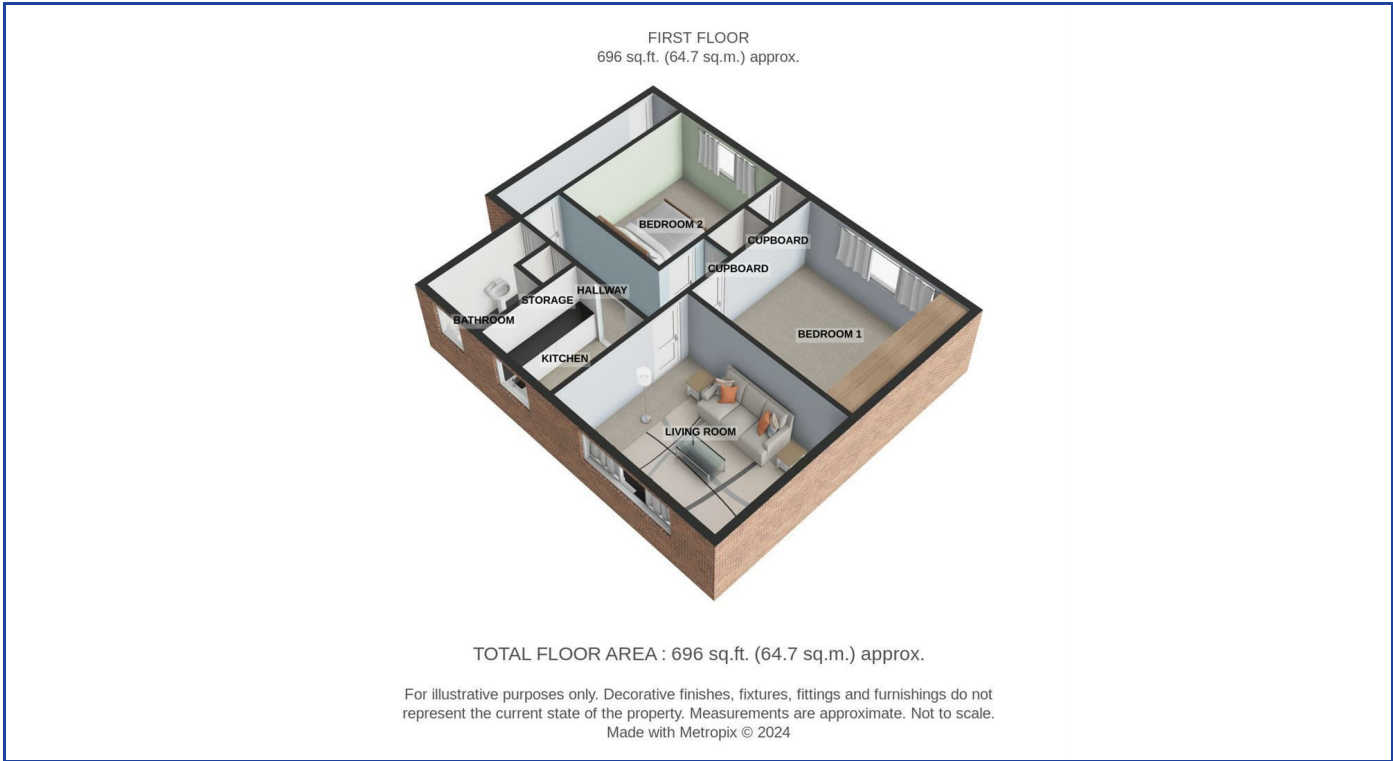
Parris Residential is delighted to offer this spacious two double-bedroom first-floor maisonette with a private rear garden. There is a garage, half of which is currently being utilised as a working-from-home space. This space has full electric, lighting, and ethernet ports.

The property is well presented and benefits from double-glazed windows, a gas central heating system, fitted wardrobes in the main bedroom, and a mostly boarded large loft area. Belvedere train station can be found nearby. Abbey Wood station with the Elizabeth Line is just one stop from Belvedere. In addition, local bus routes travel to North Greenwich, Bexleyheath and two key hospitals.

The property is well located for local amenities and schools, this includes the new Limewood Primary School in the Erith Quarry. For greenery, Franks Park is a stone's throw away. Your inspection is highly recommended.

Council Tax Band C | EPC Band D | Lease 999 years from March 1964 - 939 Years remaining | Ground Rent £12.00 P.A





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



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.

covered entrance Hall & staircase

hallway - L Shape 13'9 x 6'6 (4.19m x 1.98m)

living room 14'4 x 12'0 (4.37m x 3.66m)

kitchen 8'7 x 7'0 (2.62m x 2.13m)

bedroom one 14'5 x 12'0 (4.39m x 3.66m)

bedroom two 11'9 x 10'0 (3.58m x 3.05m)

bathroom 9'1 x 5'9 (2.77m x 1.75m)

rear garden 35'0 x 18'0 approx (10.67m x 5.49m approx)

garage en-bloc with office space

