



0 Sandy Road, Erith, DA8 1FJ Offers in excess of £470,000

Goodmove are delighted to present this three bedroom mid terrace house to the market.

Erith's Riverside shopping centre nearby has a range of boutique stores, branded shops, cafes, coffee shops, restaurants, and a Morrison's supermarket. The development has an onsite primary school with a great choice of schools also available locally. You can also find the 'Riverside Gardens' currently under-development to enjoy in future by the riverside towards Erith station. For commuters, Erith Station is 1 mile walk with options into London Bridge, Woolwich Arsenal for the DLR or the popular Abbey Wood Railway is only two stops away serving the Elizabeth Line.

The property has been attractively priced and we invite all buyers in a position to proceed to view. Please call for more information.



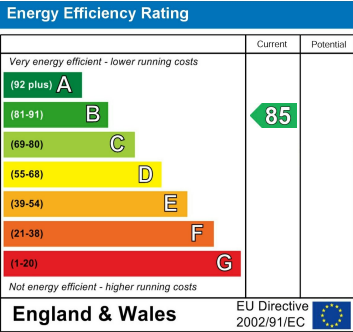
Leasehold Information

991 years remaining on the lease
Ground rent: £0
Maintenance charge: £80 per month

This information is provided by the vendor and should be verified during the conveyancing process.

Disclaimer

- 1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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