

## Lot 123

The Cliff House, 2 Lawn Road, Northfleet, Gravesend, Kent, DA11 9HW



All enquiries Ref: Kristian Georgiou



CGI of proposed development only

- Freehold site with planning permission for a new five-bedroom dwelling
- All pre-commencement conditions with the planning authority and the Building Control are already dismissed
- Full vacant possession

### Location:

This contemporary residence is seamlessly integrated into the cliffside, perched atop Lawn Road overlooking the east-south bank of the River Thames, and offers unobstructed panoramic views. It benefits from excellent transport links, including Northfleet and Ebbsfleet rail stations, with Ebbsfleet providing a journey time of about 15 minutes to Central London. Nearby amenities include a variety of shops, bars, and restaurants, with a wider selection available at Bluewater shopping centre to the west, and recreational facilities at Northfleet Urban Country Park.

### Proposed Accommodation:

Ground floor: Reception room, three bedrooms, bathroom/WC, ensuite

Lower ground floor: Two bedrooms, two ensuite.

Outside: Integrated Garage for two cars, 24-metre long balcony with a panoramic view of the River Thames.

### Planning:

Planning permission was granted by EBBSFLEET DEVELOPMENT CORPORATION, the Local Planning Authority under the Town and Country Planning Acts on 24th January 2024 under planning application reference EDC/23/0181 for the erection of a two-storey house dwelling (ground floor and lower ground floor). Please see attached CGI renders of the potential development for illustration purposes only.

### Planning Authority:

<https://ebbsfleetgardencity.org.uk/>

### To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



CGI of proposed development only



CGI of proposed development only

