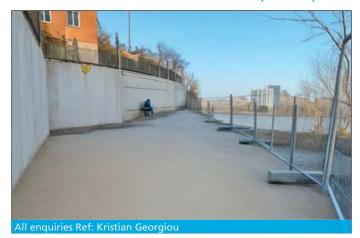
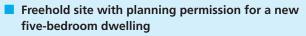
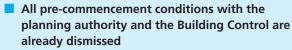
Lot 123



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







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 ensuites.

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

Planning:

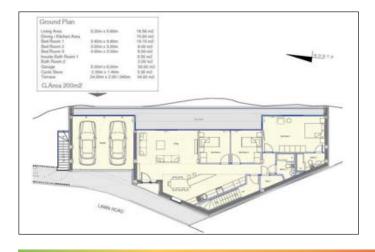
Planning permission was granted by EBBSFLEET DEVELOPMENT CORPORATION, the Local Planning Authority under the Town and Country Planning Acts on 24th January 2024 under planning application reference EDC/23/0181 for the erection of a two-storey house dwelling (ground floor and lower ground floor). Please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



CGI of proposed development only

