



Wharfside Close

Erith, DA8 1QR

Asking Price £275,000



- New 990 year lease on completion
- Very well presented throughout
- Walking distance to a range of shops
- Two double bedrooms
- Floor Area: 807 sq ft

- River views
- Great amount of space & natural light
- Walking distance to Erith train station
- Call Hunters to view
- EPC Rating: C

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Nestled in the charming Wharfside Close, Erith, this purpose-built flat offers a delightful riverside living experience. Boasting a generous 807 sq ft, this property features a new 990-year lease on completion, ensuring long-term security for its lucky new owners.

Upon entering, you are greeted by a well-presented interior that exudes warmth and comfort. The property comprises a spacious lounge/diner, perfect for entertaining or relaxing, with access to a private balcony where you can soak in stunning views of the River Thames.

With two ample double bedrooms, a bathroom, and a well-equipped kitchen, this flat caters to all your needs. Natural light floods the space, creating a bright and airy atmosphere throughout.

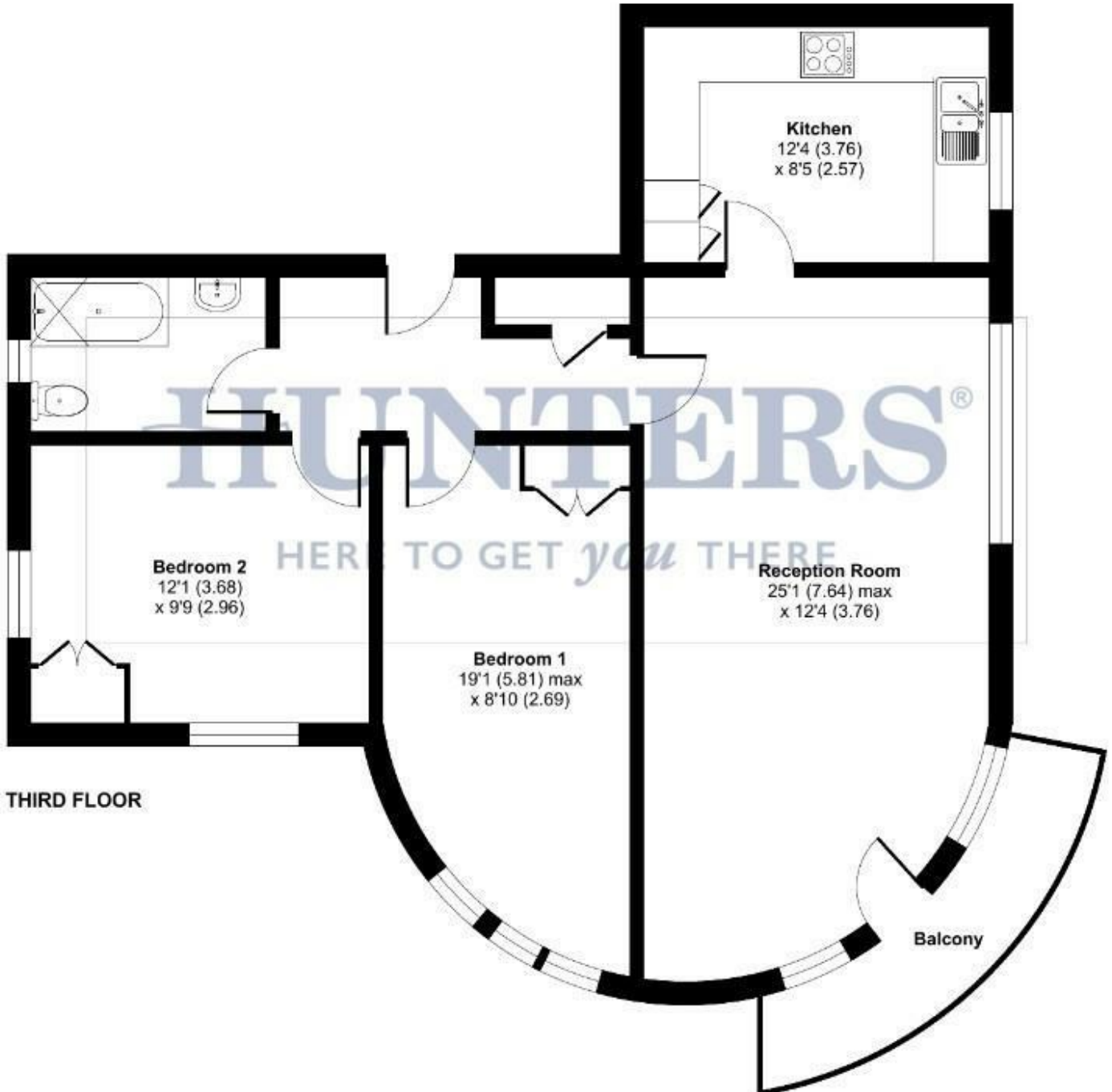
Conveniently located within walking distance of local amenities, schools, and transport links, including the Erith train station offering easy access to the Elizabeth line, this property ensures both comfort and convenience. On top of that the property also has easy access to the M25 and Dartford Crossing links.

Externally you will find a residents only children's play area and an allocated parking space adds to the ease of living in this wonderful abode. Don't miss the chance to make this riverside retreat your own - contact Hunters today to arrange a viewing and witness the charm of this property for yourself!

Wharfside Close, Erith, DA8

Approximate Area = 807 sq ft / 74.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Hunters Kent Ltd – Abbeywood & Bexleyheath. REF: 1184277

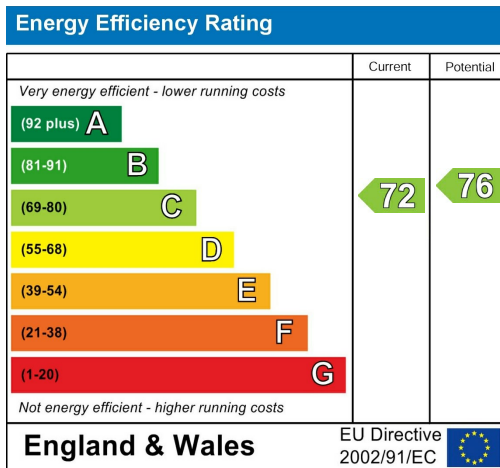
Tel: 01322 318100







Energy Efficiency Graph



Viewing

Please contact our Hunters Bexleyheath Office on 01322 318100 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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