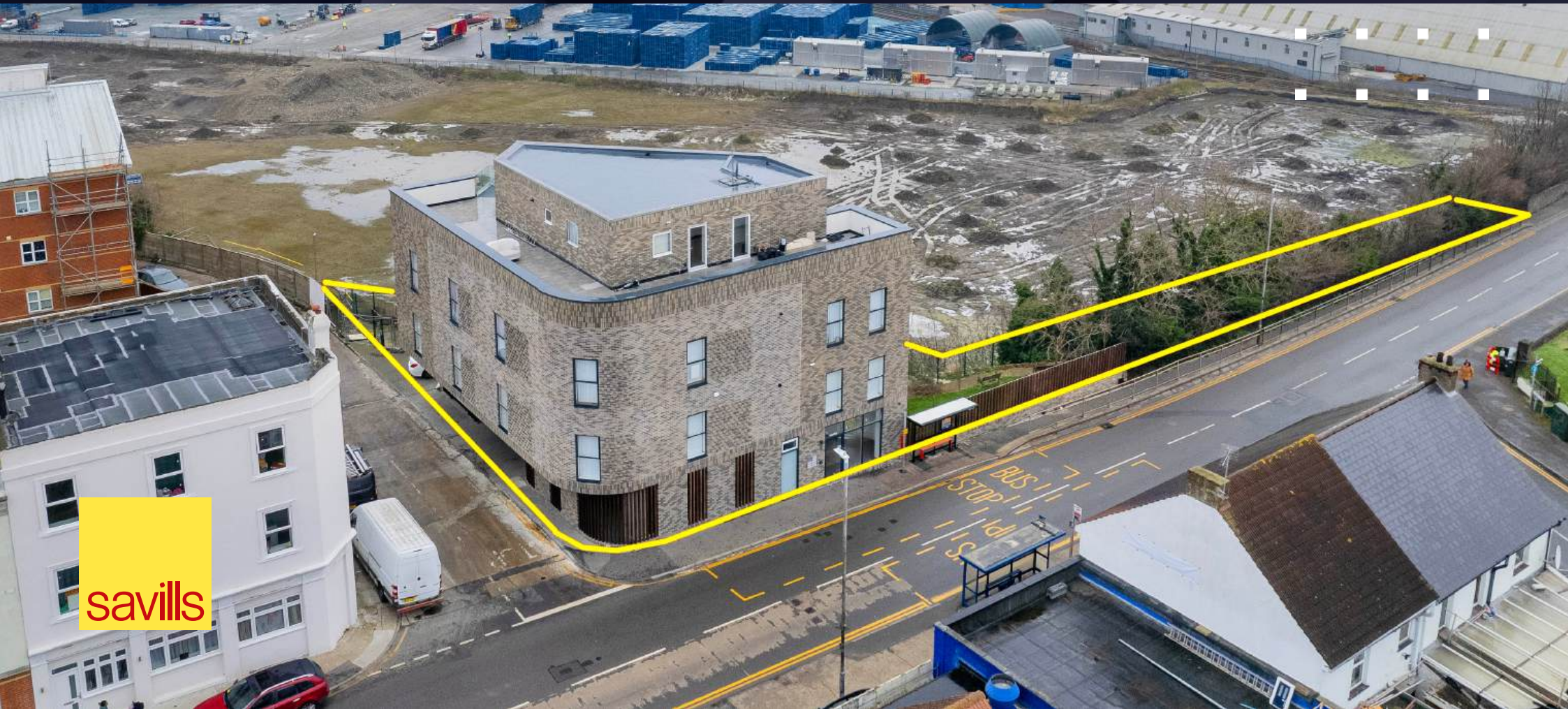


Estuary View Apartments

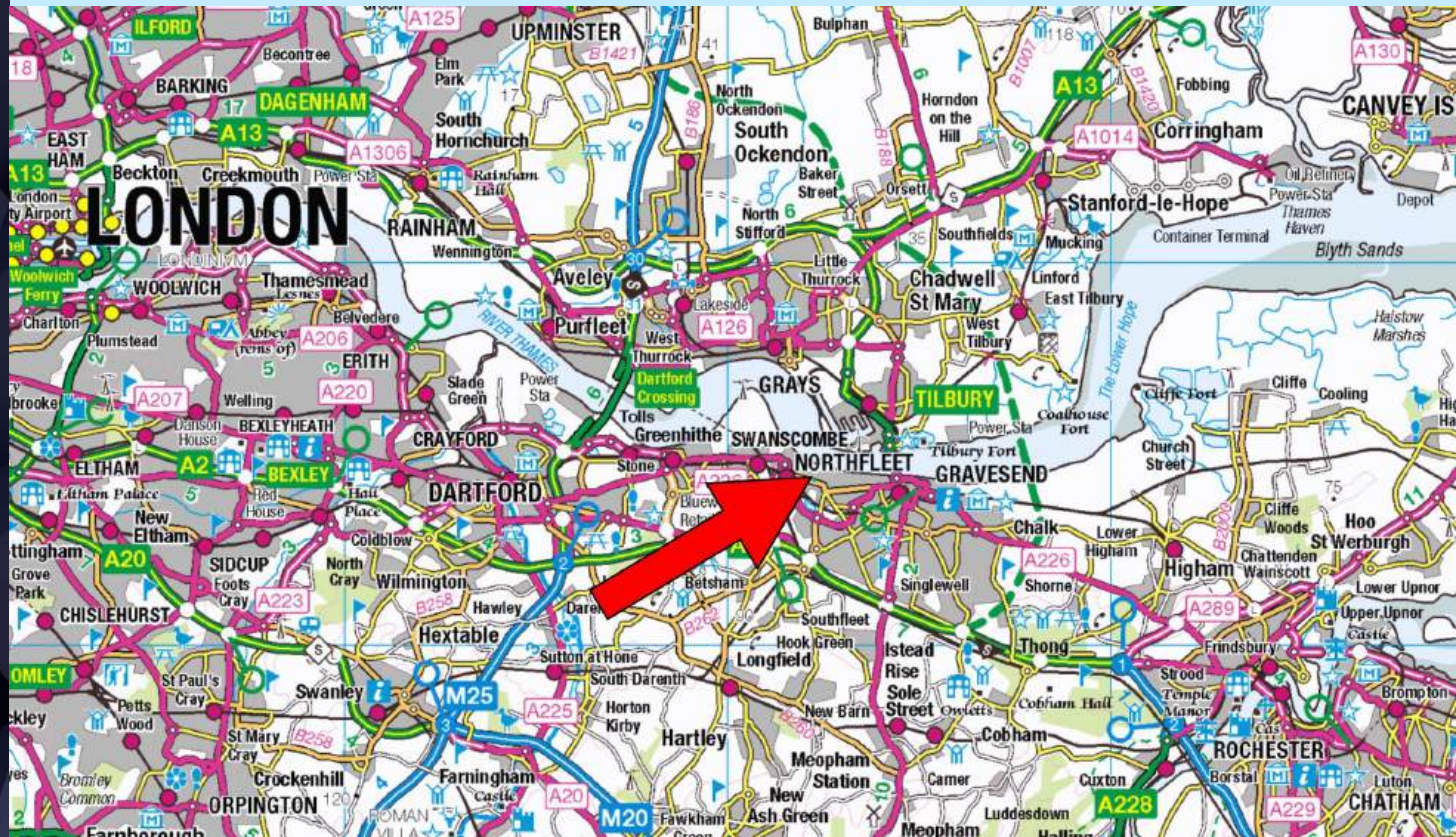
4 HIGH STREET, NORTHFLEET DA11 9HB

EXCELLENT RESIDENTIAL INVESTMENT OPPORTUNITY



KEY HIGHLIGHTS

- Residential Investment Opportunity of 7 apartments, built in 2023;
- Freehold block;
- 7 undercroft parking spaces;
- Each flat benefits from a private balcony;
- New build warranty;
- Fully let, current rental income of £165,000pa (5-year term guaranteed);
- Offers Invited.



LOCATION AND SITUATION

The Property is located in Northfleet, a town in the Gravesham Borough of Kent located circa 1.9 miles west of Gravesend, 2 miles east of Ebbsfleet and 8.5 miles east of Dartford.

Northfleet is categorised by a range of independent and local retailers including supermarkets, takeaways, public houses and cafes. A greater variety can be found at Gravesend town centre circa 1.5 miles east.

The town is well served by both Southeastern and National Rail network with the closest station being Northfleet, situated circa 0.4 miles west of the Property and offers both National Rail and Southeastern services to London Charing Cross (circa 58 minutes) via Sidcup (circa 26 minutes), Rainham (circa 33 minutes) and Rochester (circa 20 minutes).

Council Avenue bus stop is situated directly outside of the Property which provides services approximately every 10 minutes between Temple Hill and Gravesend.

The Property is situated on the corner of Lawn Road, fronting High Street; a B2175 road characterised by a mixture of commercial and residential dwellings.

The immediate area surrounding the Property is undergoing a breadth of regeneration, including planning permission having just been granted for the adjacent Edinburgh Castle Public House to form 6x flats, a two-storey dwelling granted to the direct rear land and a Reserved Matters application submitted for the land at Northfleet Cement Works to form a mixed development including 532 x homes and a variety of commercial uses.

DESCRIPTION

Estuary View comprises a detached three storey residential block built in 2023 constructed from reinforced concrete. The Property comprises 7x well appointed private flats (4 x 2 bed, 2 x 1 bed and 1x 2 bed penthouse), each with an allocated parking space and vehicle charging points. The parking lot is accessible via a remote-controlled shutter undercroft. On the ground floor there is also a concierge desk and office with 24/7 CCTV surveillance. Each flat benefits from underfloor heating, Mechanical Ventilation Heat Recovery systems, high speed broadband, use of communal gardens and private balconies with direct views of the River Thames.

Flat 7 was granted Planning Permission in January 2025 for the "Erection of a single storey side extension to the top floor apartment" (REF: EDC/24/0170). This is to be constructed upon the private roof terrace area to the western side of the apartment and comprise a kitchen, laundry room and dining room.

Accommodation Schedule

Flat	Floor	Bedrooms	GIA (Sq Ft)	GIA (Sq M)	Balcony
Flat 1	First	2	869	80.7	126
Flat 2	First	2	732	68	64
Flat 3	First	1	715	66.4	166
Flat 4	Second	2	869	80.7	126
Flat 5	Second	2	732	68	64
Flat 6	Second	1	715	66.4	166
Flat 7 (Penthouse)	Third	2	989	91.9	976
Subtitle Total			5,621	522.1	1,688

Occupation

All the flats are currently let on ASTs, producing a rental income of £165,000pa. A new agreement has just been signed with a management company to one for a term of 5 years (until 31st March 2030), with a guaranteed rent of £165,000pa. A rent review is scheduled for January 2027.

A copy of the lease agreements are available upon request.



Estuary View Apartments 4 High Street, Northfleet DA11 9HB



Tenure

Freehold for sale subject to existing occupancy arrangements. The Property is registered at the Land Registry under Title Number K944617. We are not aware of any restrictions or encumbrances on title. Interested parties should undertake their own due diligence to confirm our understanding is correct.

EPC

All the individual flats have their own energy performance certificate. The flats are all rated B. A copy of each certificate is available on request.

Services

We have been advised that mains water, electricity, gas and drainage are available. These have not been tested by the agent. It is recommended that the purchasers and their advisors make the necessary enquiries for verification.

Viewings

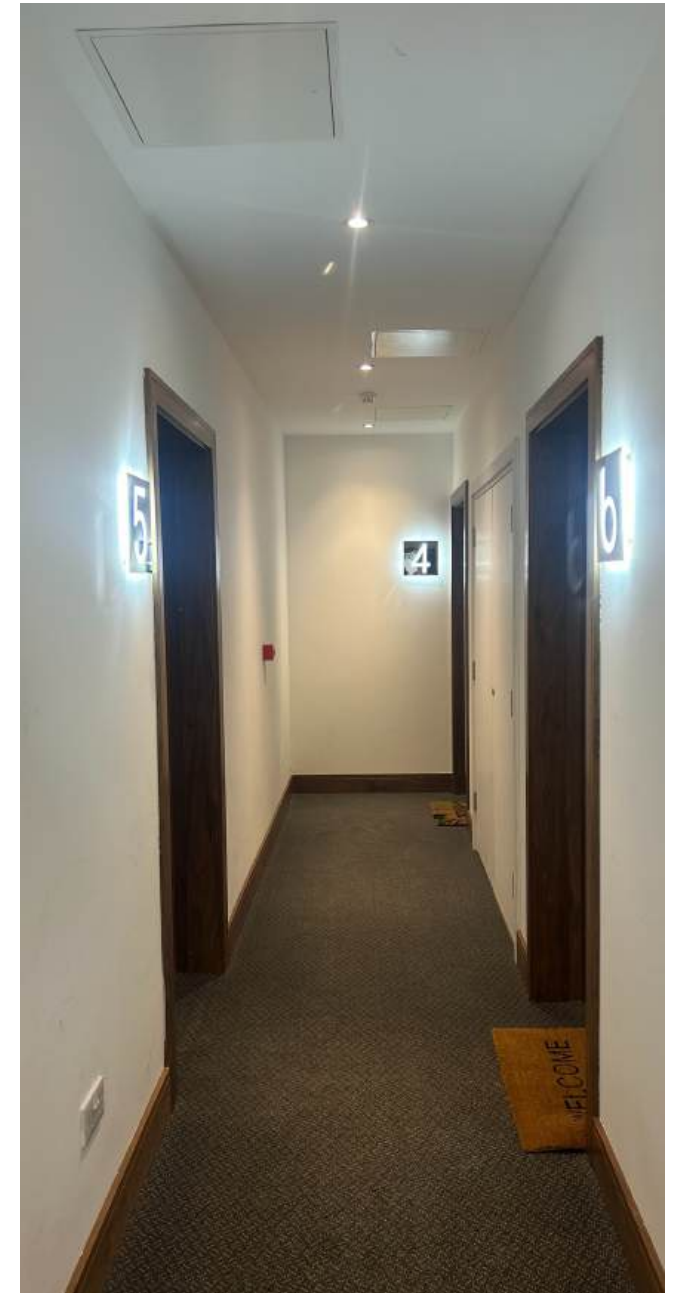
The site is readily visible from the roadside. Access onto the site is strictly by appointment with the sole selling agents, Savills

Legal Costs

The purchaser will be expected to give a legal cost undertaking in the event they withdraw from the transaction following agreement of heads of terms and expense has been incurred in preparing and finalising the legal pack.

VAT

We understand that the property has not been elected for VAT.





IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Designed and produced by Savills Marketing: 020 7499 8644 | March 2025

METHOD OF SALE

The Property is offered for sale, as a whole, by informal tender. The tender deadline will be set in due course.

Please note that the Vendor will not be obligated to accept the highest or any other offer.

Parties are expected to co-operate with transaction counterparty Anti Money Laundering due diligence checks upon agreement of Heads of Terms.

Offers should be submitted via email to Imogen Elliott and Chloe Sheppard.

FURTHER INFORMATION

The following information is available upon request:

- Floorplans
- Lease Agreement
- FRA Certificate
- Gas Certificate
- Planning Decision Notice
- Planning Documents re. Flat 7 Permission
- Electrical Installation Condition Report
- Build Zone New Homes Warranty
- Additional Images

CONTACT

For further information please contact:

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01732 789 773

Chloe Sheppard

Surveyor
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