

## Erebus Drive, London

- PENTHOUSE APARTMENT
- PANORAMIC VIEWS
- FAMILY BATHROOM
- TWO PARKING SPACES
- CONCIERGE

**Guide Price £650,000**

- THREE DOUBLE BEDROOMS
- EN-SUITE
- SECURED PARKING
- NO ONWARD CHAIN
- FLOOR AREA APPROX. 96 SQ METERS

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HERE TO GET *you* THERE

# Erebus Drive, London

## DESCRIPTION

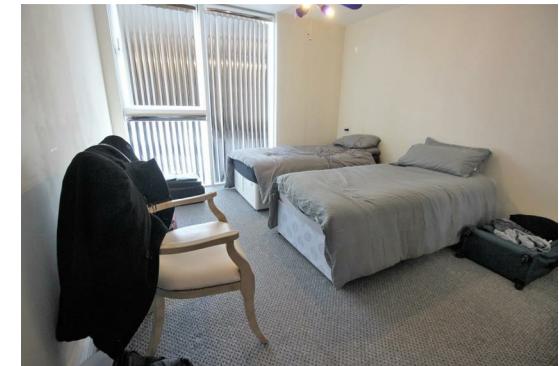
Guide Price £650,000-£675,000

Offered for sale with no onward chain is this well-proportioned three double bedroom penthouse apartment situated on Royal Artillery Quays

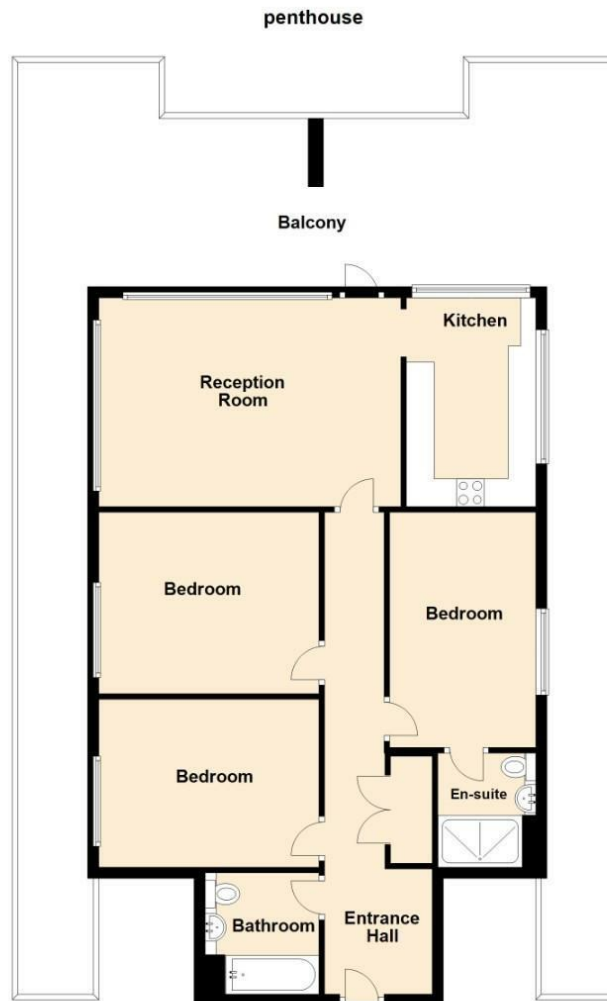
Situated in a highly desirable location with excellent transport links including Woolwich Arsenal Mainline Station, DLR, and The Elizabeth Line just 0.7 miles and the Thames Clipper just 0.5 miles in addition to bus stops, river walks and shops and restaurants all within easy reach.

The accommodation on offer comprises well kept communal entrance with stairs and lift to the 10th floor, a good size lounge with direct access to a terrace and wrap around balcony with panoramic views, a fitted kitchen, three double bedrooms with bedroom one having the benefit of an en-suite in addition to the family bathroom.

Additional points to note include Concierge, secure gated parking with two spaces, double glazing and gas fired central heating.








For illustrative purposes only  
Plan produced using PlanUp.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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.

### Viewing

Please contact our Hunters Abbey Wood Office on 020 8311 1000 if you wish to arrange a viewing appointment for this property or require further information.

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