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83 Leatherbottle Green, Erith, Kent, DA18 4HS

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Guide Price £170,000-£180,000

Offered to the market with great potential, this one-bedroom flat at Leather Bottle Green, Erith, represents an excellent opportunity for first-time buyers or investors looking to modernise and add value.

The property features a bright and spacious living room with large windows that fill the space with natural light, a separate kitchen, a good-sized double bedroom, and a bathroom. The flat would benefit from updating throughout, making it the perfect blank canvas to design a modern and comfortable home to your own taste.

The location offers superb transport links. Erith Station is just a short drive or bus ride away, providing regular Southeastern train services to London Bridge, Cannon Street, and Charing Cross. Nearby Abbey Wood Station, accessible within a few minutes by car or bus, connects to the Elizabeth Line, offering fast and direct journeys into Canary Wharf, Liverpool Street, Tottenham Court Road, and Heathrow Airport. The area also benefits from a good local bus network and easy access to the A2 and A206 for travel by road.

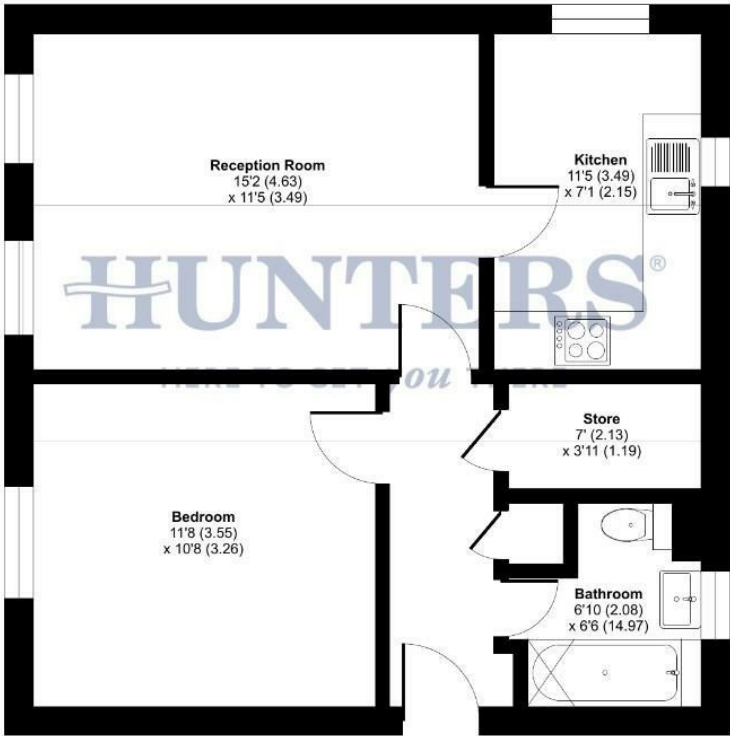
Families and professionals alike will appreciate the selection of local schools and amenities in the area. Nearby options include Parkway Primary School, Discovery Primary School, and Northumberland Heath Primary School, all well-regarded locally.

With its excellent transport connections, nearby schools, and potential for improvement, this flat offers a fantastic opportunity to create a lovely home or investment in a well-connected and increasingly popular part of London.

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Leatherbottle Green, Erith, DA18

Approximate Area = 521 sq ft / 48.4 sq m
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Kent Ltd – Abbeywood & Bexleyheath. REF: 1373891

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

ENTRANCE HALL

RECEPTION ROOM

15'2" x 11'5"

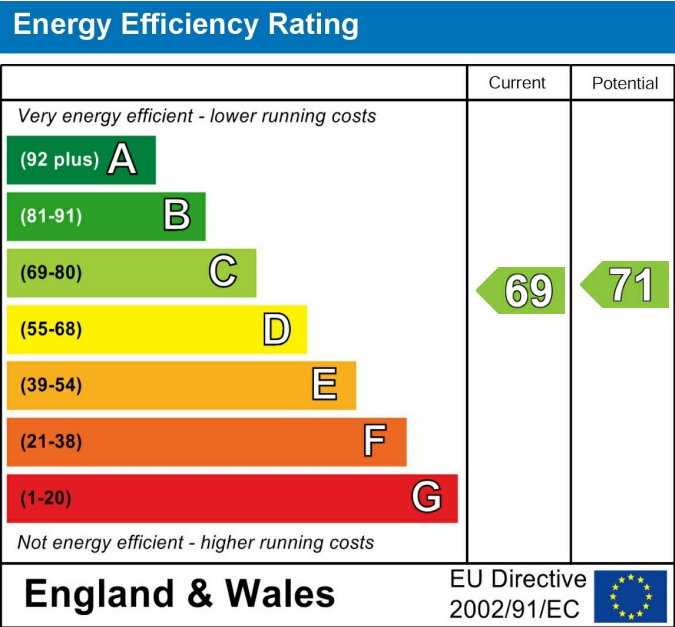
KITCHEN

11'5" x 7'0"

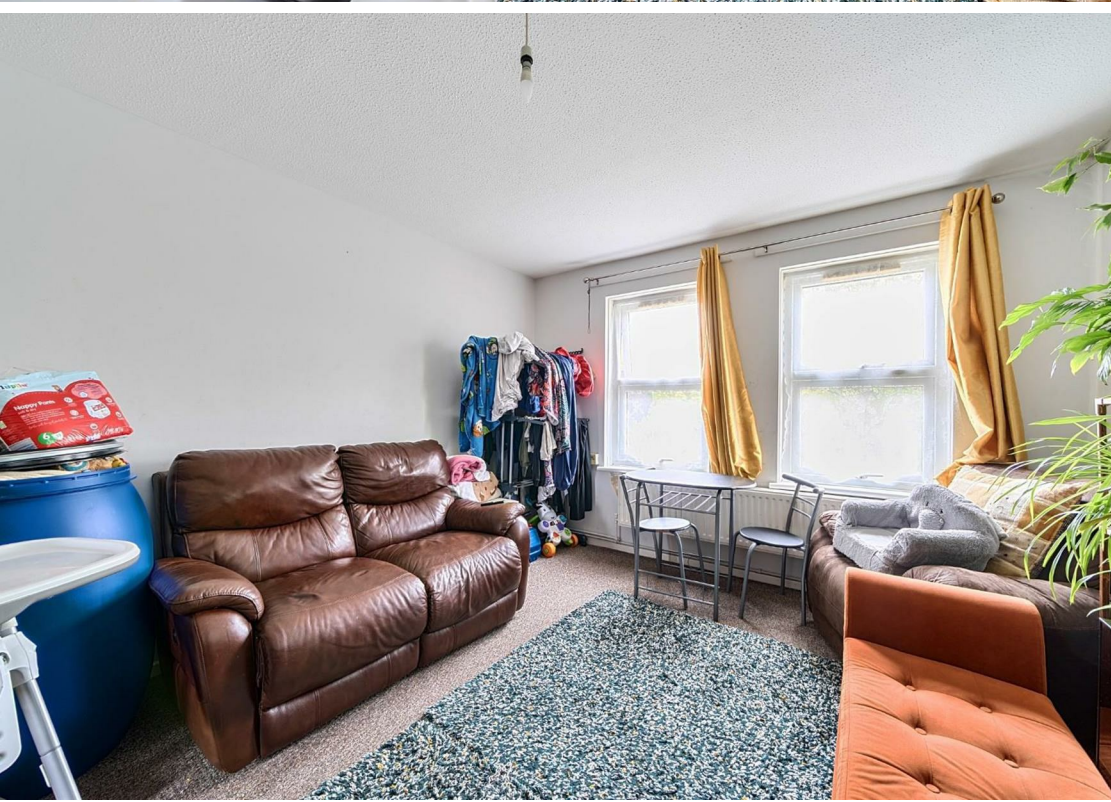
BEDROOM

11'7" x 10'8"

BATHROOM



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. 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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