

Your Wisest Move

WISDOM ESTATES

Independent Estate Agents



A Rare Find....
Riverdale Road, Erith

Offers in Excess of £275,000
SHARE OF FREEHOLD (935 YEAR LEASE)

Eagerly anticipated and welcomed to the market is this rare opportunity of a 2 Double-Bedroom Split-Level Maisonette. Located within walking distance to Mainline Zone 5 & 6 Stations (with links to Abbey Wood's Elizabeth Line), this property further benefits from a Share of Freehold (935 year lease), Reasonable Annual Charges, and a secure garage en-bloc. EPC Rating 71 C

FEATURES INCLUDE:

- | | |
|---|---|
| <input checked="" type="checkbox"/> 2 Bedroom Split-Level Maisonette | <input checked="" type="checkbox"/> Garage En-Bloc |
| <input checked="" type="checkbox"/> Share of Freehold (935 Year Lease) | <input checked="" type="checkbox"/> £600 P.A Service Charge |
| <input checked="" type="checkbox"/> 0.9 Miles to Belvedere Station | <input checked="" type="checkbox"/> £240 P.A Residents Roof Fund |

REF: 11425

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The accommodation comprises:

ENTRANCE HALL This home boasts its own Entrance Hall, which comprises a double-glazed feature front door, a double-glazed window to side, a fitted carpet, and stairs leading up to the first floor landing.

FIRST FLOOR LANDING 10' 6" x 6' 0" (3.2m x 1.83m) The First Floor Landing is spacious and benefits from a high double-glazed window to front, a wall-mounted radiator, a fitted carpet, and stairs leading to the top floor landing, with large under-stair storage.

KITCHEN / DINER 13' x 10' 3" (3.96m x 3.12m) The large Kitchen / Diner is fully equipped to meet your daily needs, and boasts a large double-glazed window to front, an array of matching wall and base units, an integrated cooker and gas hob, as well as ample space and plumbing for utilities. Tile-effect flooring, and part-tiled walls allow for effortless upkeep.

LOUNGE 14' x 13' 6" (4.27m x 4.11m) The Lounge area is the perfect space in which to sit back, relax and unwind. Boasting a large double-glazed window to rear, a wall-mounted radiator, and solid-wood flooring.

TOP FLOOR LANDING The Top Floor Landing comprises a fitted carpet, loft-hatch access, and a storage cupboard.

MASTER BEDROOM 13' 7" x 13' (4.14m x 3.96m) The Master Bedroom is ready to make your own, and is flooded with bountiful natural light via the two double-glazed windows to front., whilst warmth and comfort are provided by a wall-mounted radiator, and a fitted carpet.

BEDROOM TWO 14' x 8' 8" (4.27m x 2.64m) Bedroom Two comprises a double-glazed window to rear, a wall-mounted radiator, and durable wood-laminate flooring.

BATHROOM 10' 5" x 4' 5" (3.18m x 1.35m) The Bathroom benefits from a double-glazed window to rear, a heated towel rail, and a 3 piece suite comprising of; a W/C, a hand-wash basin, and a bath with wall-mounted shower. Fully-tiled walls and flooring ensure easy cleaning.

COMMUNAL GARDEN To the front and rear is green communal areas which can be enjoyed all year round.

GARAGE EN-BLOC A huge advantage to this property is the Garage En-Bloc via secure gates, which provides additional storage and parking.

Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

Measurements

Please note that all measurements are approximate.

Viewing

Wisdom Estates – Sidcup – 0208 090 5959 / Dartford – 01322 272 144

