



**Colyers Lane, Erith**  
**£307,500 Leasehold - Share of Freehold**



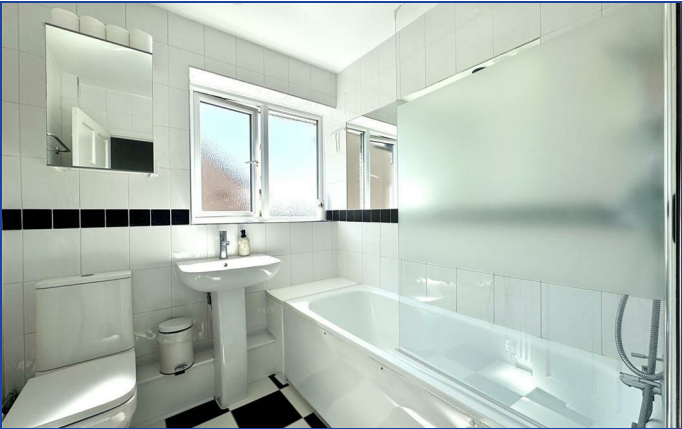
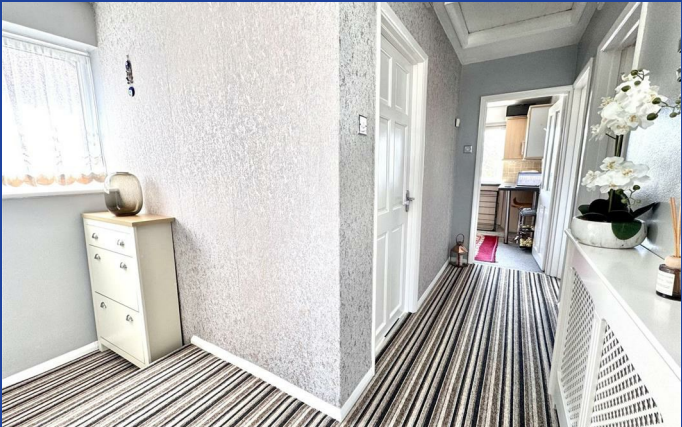
935 Year Lease remaining. Parris Residential is delighted to offer this spacious two-double-bedroom first-floor detached maisonette with private paved rear garden, a private front garden with potential for off-street parking, and huge loft storage space, located within easy reach of both Slade Green & Erith train stations. The property is very spacious indeed and has been tastefully decorated throughout. Benefits include double-glazed windows, a gas central heating system, a modern fitted kitchen with a built-in oven & hob, and a smart white bathroom suite. The lease has recently been extended and now offers a very long 935 years remaining, plus we understand the property has a 50% share of the freehold.

EPC band C | Council Tax Band B | Lease 999 years from 24/06/1962





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



These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of any contract. Great care is taken when measuring but measurements should not always be relied upon for ordering carpets, equipment etc. Parris Residential have not tested any included equipment or central heating system checked mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Where floor plans are shown they are for illustration and guidance purposes only.



entrance hall

landing

living room & dining room 18'5 x 11'0 (5.61m x 3.35m)

kitchen 11'2 x 10'4 (3.40m x 3.15m)

bedroom one 12'0 x 10'9 (3.66m x 3.28m)

bedroom two 10'9 x 9'4 (3.28m x 2.84m)

bathroom 6'5 x 6'4 (1.96m x 1.93m)

paved private rear garden

private front garden

