



Chichester Wharf, Erith
£250,000 Leasehold



RIVER VIEWS FROM THREE ROOMS & CHAIN FREE SALE

Parris Residential are delighted to offer this spacious two-bedroom 6th-floor apartment with river views from the living room & both bedrooms. The living/ dining room is huge, measuring over 26' long! The property offers both a bathroom & en-suite shower room, plus there is a built-in oven & hob in the kitchen. Additional benefits include a gas central heating system, double-glazed windows, and a lift to all floors. You will also find a secure allocated parking space. Such properties are rarely available for long. Your inspection is highly recommended.

EPC Band C | Council Tax Band D | Leasehold - 126 years remaining | Service Charge £3787.33p.a | Ground rent £172p.a





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	EU Directive 2002/91/EC		England & Wales	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.



communal entrance

hallway 12'2 max x 13'8 max (3.71m max x 4.17m max)

Living Room & Dining Room 26'4 x 13'0 plus walk in bay (8.03m x 3.96m plus walk in bay)

kitchen 9'6 x 8'8 (2.90m x 2.64m)

bedroom one 14'0 max x 10'7 (4.27m max x 3.23m)

en-suite shower room & W.C. 6'4 x 5'7 (1.93m x 1.70m)

bedroom two 11'4 plus recess x 9'5 (3.45m plus recess x 2.87m)

bathroom 7'2 x 6'5 (2.18m x 1.96m)

secure parking space

