



Stunning second floor
2019 built flat ideally
located for Erith town
centre, zone 6 station
with links to Abbey
Wood's Elizabeth line
and amenities. With river
views from the balcony
and modern throughout
your earliest viewing
comes highly
recommended.

£1,400 per month




Hazell Holland
SALES & LETTINGS

Gala Court
83 Erith High Street
Erith
Kent
DA8 1FE

Communal Entrance
Entrance Hall
Lounge/Diner/Kitchen
Bedroom
Balcony

- One bedroom second floor flat
- 27' Lounge/dining/kitchen
- Modern fitted kitchen with integrated appliances
- Double bedroom with built in wardrobes
- White three piece bathroom
- Radiators sourced by CHP heating system
- Double glazing
- Balcony with river views
- Ideal town centre location
- Available Early November



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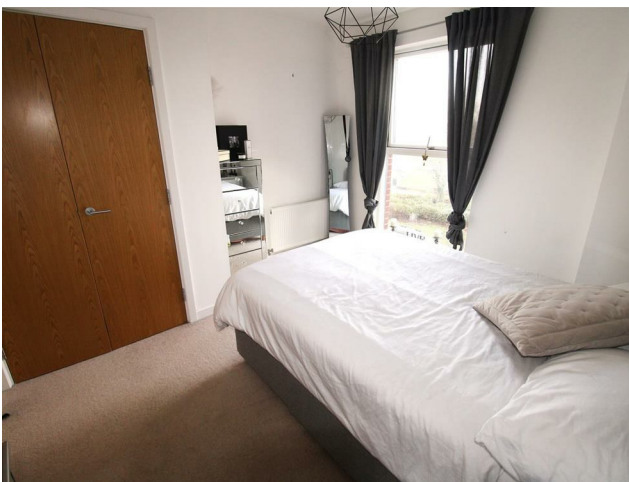


Welcome to this stunning second-floor flat located in Gala Court on Erith High Street. Built in 2019, this purpose-built residence offers a contemporary living experience with a delightful view of the River Thames. The flat features one spacious reception room, perfect for relaxation or entertaining guests, and a well-appointed bedroom that provides a peaceful retreat.

One of the standout features of this property is the charming balcony that overlooks the river, allowing you to enjoy the serene waterside atmosphere right from your home. The modern kitchen and bathroom are designed with style and functionality in mind, making daily living both comfortable and convenient.

This flat is ideally situated for those who appreciate the vibrancy of town life, with Erith town centre just a stone's throw away. Additionally, it is conveniently located near a Zone 6 station, providing excellent transport links to Abbey Wood and the Elizabeth Line, making commuting a breeze.

Available for occupancy in early November, this property presents a wonderful opportunity for anyone seeking a modern flat in a prime location. Don't miss your chance to make this beautiful home your own.



DEPOSIT - 5 WEEKS RENT £1,615.00

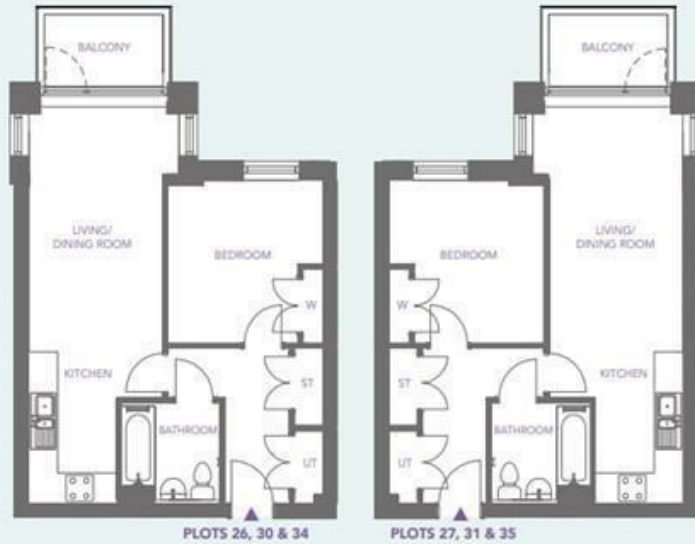
HOLDING DEPOSIT £323.00

PROSPECTIVE TENANTS WILL BE REQUIRED TO BE EARNING A MINIMUM TOTAL INCOME OF £42,000 PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY. GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £50,400

ONE BEDROOM APARTMENTS

BLOCK A2

PLOTS 26, 27, 30, 31, 34 & 35

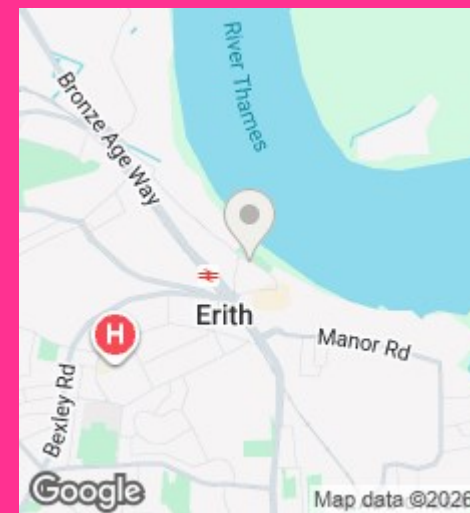


PLOT 35 - 3RD FLOOR
PLOT 34 - 3RD FLOOR
PLOT 31 - 2ND FLOOR
PLOT 30 - 2ND FLOOR
PLOT 27 - 1ST FLOOR
PLOT 26 - 1ST FLOOR

Living/Dining room
Kitchen
Bedroom
Total internal area

Metric	Imperial
5.15m x 2.90m	16'11" x 9' 6"
3.10m x 1.90m	10' 2" x 6' 3"
3.45m x 3.40m	11' 4" x 11' 2"
50 m ²	538 ft ²

W - Wardrobe
ST - Store
UT - Utility



CONTACT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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