



## Wharf Road, Grays

Offers Over £180,000



- Top floor position – privacy, peace and no one above you
- Spacious lounge – room to relax, entertain or both
- Acoustic glass windows – quiet comfort, even in a well-connected spot
- Double bedroom with built-in wardrobe storage
- Separate fitted kitchen (10'4 x 5'9) – practical and perfectly proportioned
- Modern bathroom plus hallway storage cupboard for everyday ease, access to boarded loft with pull down ladder to remain
- One allocated parking space – because convenience matters
- Well-maintained communal gardens – green space, zero upkeep
- Moments from the Thames – scenic seawall walks on your doorstep
- Excellent transport links – near A13 and close to Grays Station for London commuters



## Welcome to Bell House on Wharf Road — where riverside walks meet commuter convenience and where your next chapter could start just a short stroll from the Thames.

Perched on the top floor (read: no upstairs footsteps), this bright and well-proportioned one-bedroom apartment offers space, privacy and practicality in equal measure. The generous lounge is the kind of room that works just as well for Netflix marathons as it does for hosting friends on a Friday night. Big windows flood the space with natural light — and thanks to acoustic glass, you get the sunshine without the soundtrack.

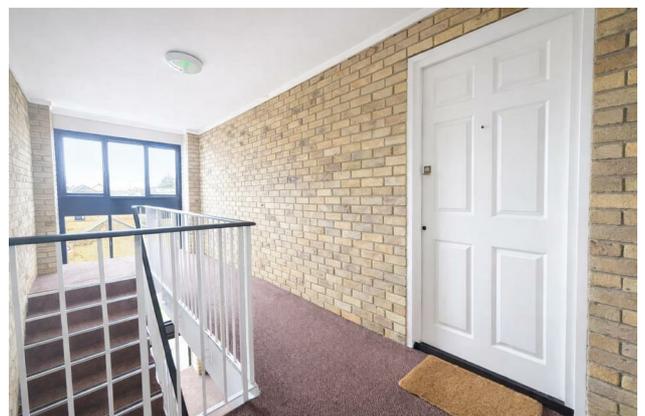
The separate kitchen is neatly arranged and functional — everything exactly where you need it. The double bedroom is a calm retreat with built-in wardrobe space, meaning less clutter, more calm. Add in a well-sized bathroom and handy hallway storage, and the layout simply makes sense.

Outside? Well-kept communal gardens give you outdoor space without the lawnmower commitment. And yes — you've got one allocated parking space, so no evening parking roulette.

Location-wise, you're moments from the River Thames and its scenic seawall walks — ideal for clearing your head, getting your steps in, or pretending you're in a lifestyle advert. The A13 is close by for swift road links, and Grays Station offers easy access into London when work (or the West End) calls.

Top floor. Riverside. Parking. Peace and quiet.  
This one's got main-character energy.

Grays is a well-connected Thameside town in Essex that has seen strong regeneration and growing popularity with London commuters. Positioned along the River Thames, it offers a blend of town centre convenience and waterside walks, with a mix of period properties, 1930s homes and modern developments. Grays railway station provides direct services into London Fenchurch Street in around 35–40 minutes, making it an attractive choice for buyers seeking value within easy reach of the capital. The town benefits from Lakeside Shopping Centre nearby, a range of supermarkets, schools and leisure facilities, while outdoor enthusiasts enjoy Thameside parks, the riverside promenade and nearby country parks. With ongoing investment across Thurrock and good road links via the A13 and M25, Grays continues to appeal to first-time buyers, families and investors looking for space, connectivity and long-term growth potential.



**THE SMALL PRINT:**

Council Tax Band: B  
Local Authority: Thurrock  
Service Charge: £2,000 per annum, including building insurance  
Annual Ground Rent: £30.00  
Length of Lease: 90 years remaining

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

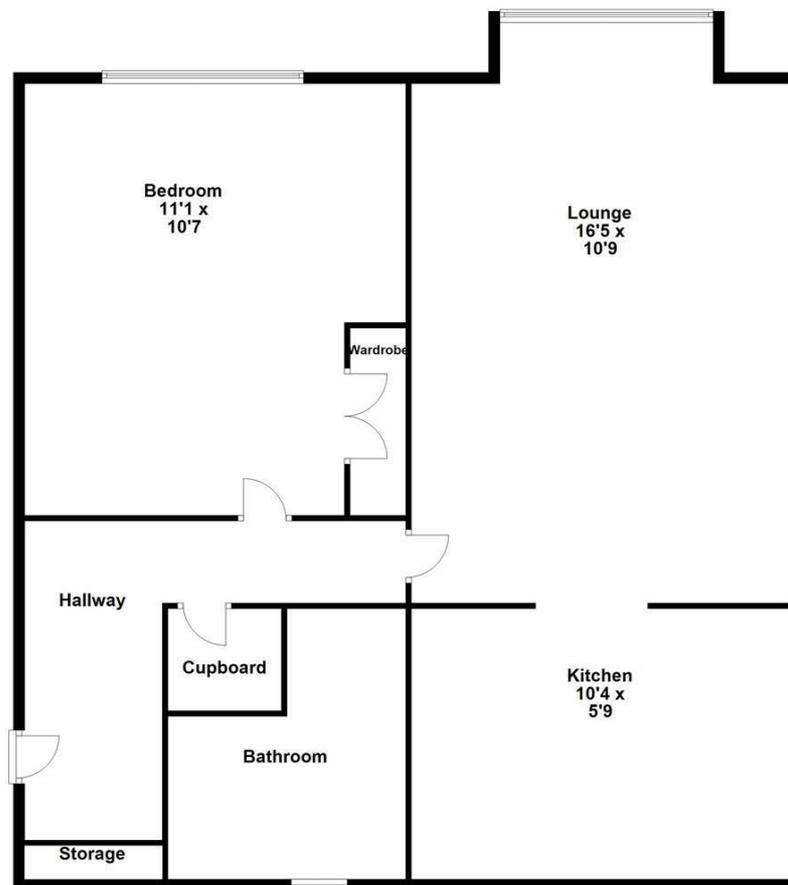
We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £80 + VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Ground Floor





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