

# HUNTERS®

HERE TO GET *you* THERE



## Slade Green Road

Erith, DA8 2FP

Offers Over £220,000



- Brand new lease on completion - over 200 years
- Close to Slade Green Train Station - 2 stops from the Elizabeth Line
- Private balcony
- Modern kitchen & bathroom
- Floor Area: 585 sq ft
- Peppercorn ground rent
- Allocated parking space
- Open plan lounge/Diner/Kitchen
- Call Hunters to view
- EPC Rating: C

Tel: 01322 318100

# Slade Green Road

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**\*\* CHAIN FREE \*\***

**\*\* BRAND NEW LEASE ON COMPLETION - OVER 200 YEARS - PEPPERCORN GROUND RENT \*\***

Nestled on the charming Slade Green Road in Erith, this delightful flat offers a cosy retreat for those seeking a convenient and well-presented living space. Boasting a spacious reception room, a comfortable bedroom, and a modern bathroom, this property is perfect for first-time buyers or savvy buy-to-let investors.

The flat features an open plan lounge, kitchen, and diner, creating a welcoming atmosphere for relaxing or entertaining guests. Step outside to your private balcony and enjoy a breath of fresh air, or take advantage of the allocated parking space for your convenience.

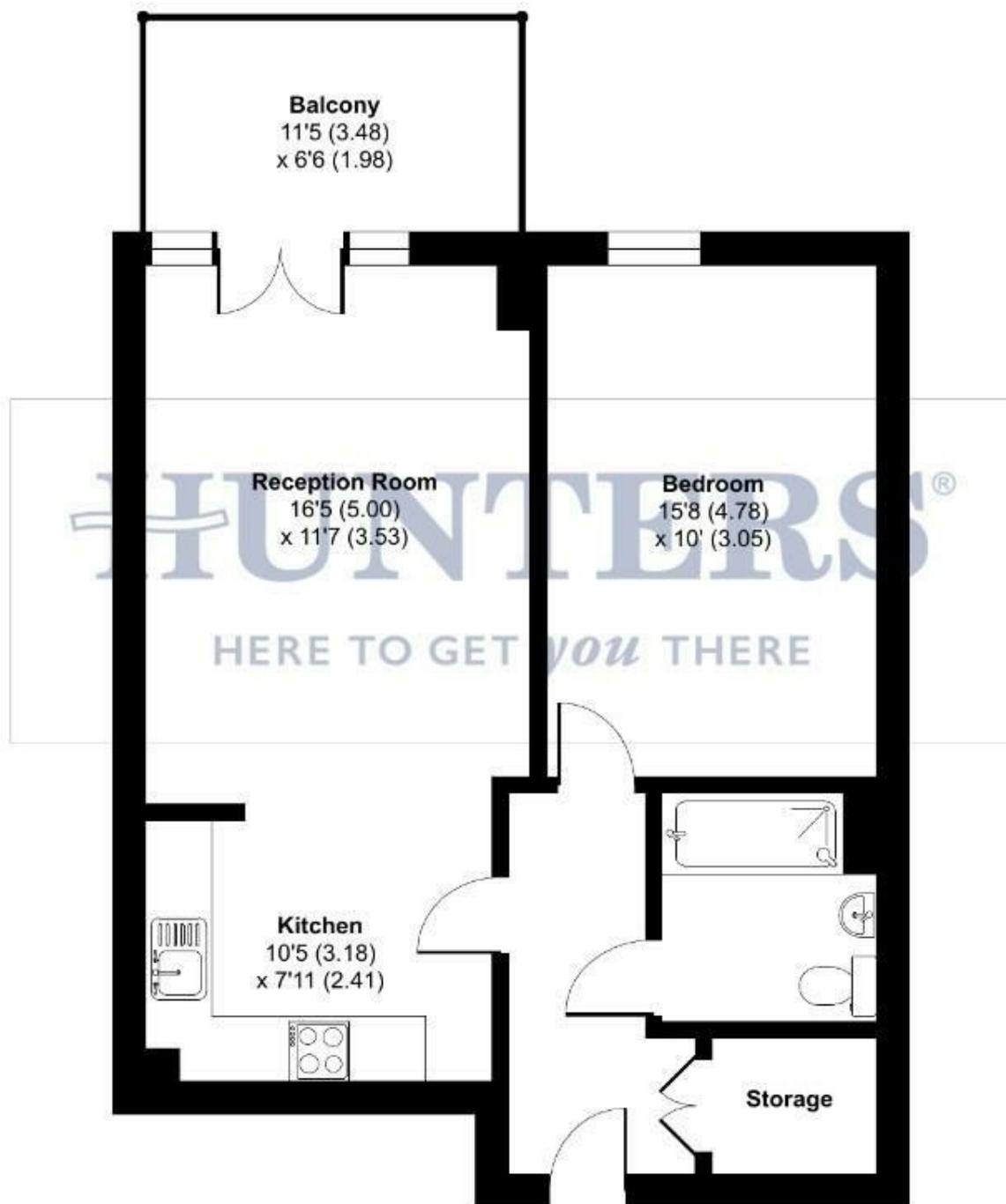
Located in a quiet development, this property provides easy access to local shops and transportation options, including the nearby Slade Green train station. Just a short 2-stop journey away lies the highly sought-after Elizabeth Line, adding to the appeal of this location.

With a generous 585 sq ft of space, this flat offers a comfortable living arrangement with the potential for an approximate rental income of £1250 per calendar month. Don't miss out on this opportunity - contact Hunters today to arrange a viewing and envision the possibilities that await you in this charming flat.

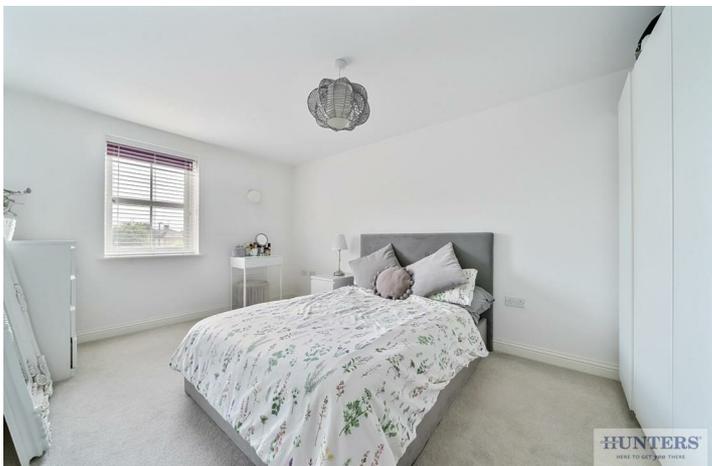
# Slade Green Road, Erith, DA8

Approximate Area = 585 sq ft / 54.3 sq m

For identification only - Not to scale

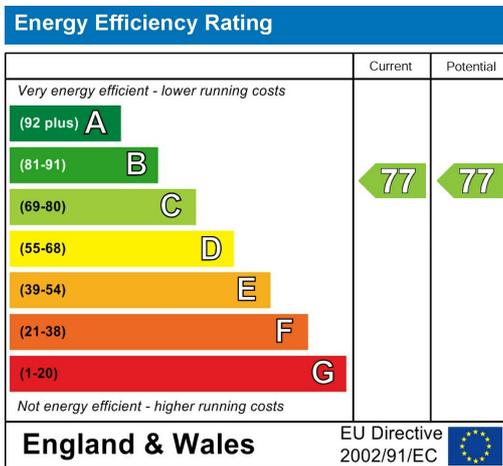


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Kent Ltd - Abbeywood & Bexleyheath. REF: 1134968





## Energy Efficiency Graph



## Viewing

Please contact our Hunters Bexleyheath Office on 01322 318100 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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