

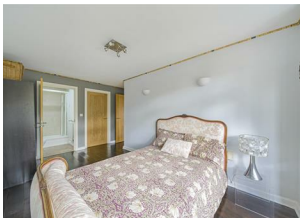
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	81
	EU Directive 2002/91/EC	

Ground Floor
905 sq.ft. (84.1 sq.m.) approx.

1st Floor
836 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 1742 sq.ft. (161.8 sq.m.) approx.
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INGRESS PARK AVENUE
GREENHITHE DA9 9GN

£2,300 Per month



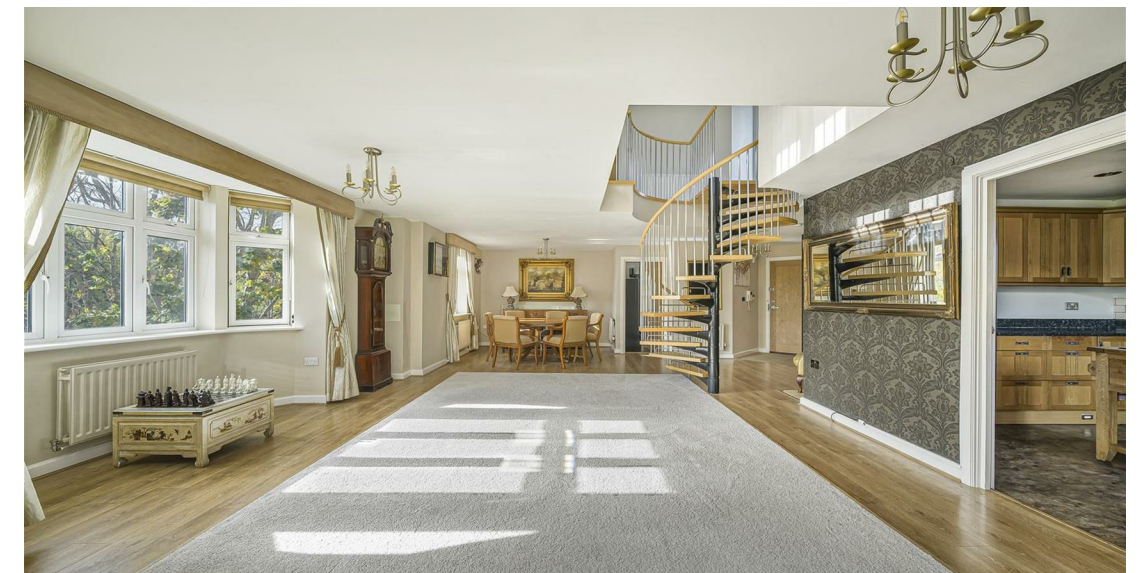
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Set within the prestigious Ingress Park Avenue in Greenhithe, this exceptional three-bedroom penthouse offers a rare blend of scale, style and elevated living. Arranged across two expansive floors and crowned by a remarkable private roof terrace, the apartment enjoys views of Ingress Abbey, and the rooftop offer far reaching views of the River Thames that create a constantly changing backdrop, from bright mornings to dramatic sunsets.

The sense of space is immediate. The main living level is centred around a generous lounge and dining area, ideal for both everyday living and entertaining, with bay windows allowing natural light to flood the room. A well-proportioned kitchen sits separately, providing ample room for storage and preparation while remaining connected to the social heart of the home. The principal bedroom on this level is impressively sized and benefits from a walk-in wardrobe and en-suite, offering a calm and private retreat.

Upstairs, the property continues to impress with a mezzanine sitting room that lends itself equally well as a second living space, home office or media room. Two further bedrooms are located on this floor, both thoughtfully arranged and served by contemporary bath and shower rooms. From here, access is gained to the standout feature of the home: a vast roof garden that is truly unique for the area. With panoramic river views and exceptional privacy, this space offers endless possibilities for outdoor dining, entertaining or simply enjoying the setting above it all.

Practicality matches the sense of luxury. The apartment is served by a lift within the building, includes a private garage, and benefits from two additional car port spaces, a rarity for a penthouse of this nature. Combining striking architecture, generous proportions and an unrivalled outdoor terrace, this is a unique opportunity to secure a landmark home in one of Greenhithe's most sought-after addresses.

3 BEDROOMS • 2 RECEPTION ROOMS • 4 BATHROOMS

INGRESS PARK AVENUE

GREENHITHE DA9 9GN

- Available Immediately
- Three Double Bedroom Penthouse
- Two En Suites
- Large Roof Terrace With River Views
- Two Car Port Spaces and One Garage
- Good Condition Throughout
- Desirable Location
- Long Term Let
- Council Tax Band F
- EPC C77

