

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



**SKYLARK AVENUE  
GREENHITHE**

Offers In Excess Of £250,000

TOTAL APPROX. FLOOR AREA 590 SQ.FT. (54.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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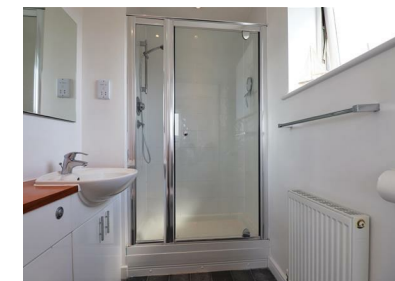
**Anthony Martin**  
Estate Agents

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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.



**Anthony Martin**  
Estate Agents



A unique opportunity to own a PENTHOUSE with treetops views, whilst still being walking distance to the station. This LARGER than average, quiet apartment is simply breath taking and is flooded with natural light throughout the day. This exceptional property, really is not over looked and must be seen to be believed.

Internally the home boasts two sizeable bedrooms with the master offering a private en-suite shower room. Also off the entrance hall, is the modern bathroom. The main attraction of this dual aspect property is the lounge / dining room with fantastic views from the sofa, allowing you to watch the sun set over the trees. The contemporary kitchen has many fitted wall and base units, as well as built in appliances. With an allocated parking bay, you have the peace of mind that your vehicle is safe.

Located 0.5 miles to Greenhithe train station, so great for commuting. The Ebbsfleet International train station is 3.5 miles away. This means you could be enjoying the buzz of Central London within 19 minutes or Paris within 2 hours. Having access to the M25 / A2 allows you to connect to all major road links locally. Bluewater Shopping Centre is the perfect spot for entertainment, shopping and has many restaurants to keep you busy and all, are only 5 minutes drive away. Three good primary schools are within a mile and the local secondary school is only 1.6 miles away.

Call Anthony Martin Estate Agents to arrange to view. EPC rating awaited.

2 BEDROOMS • 1 RECEPTION ROOMS • 2 BATHROOMS

## SKYLARK AVENUE

GREENHITHE

- Larger Than Average Top Floor Apartment
- Two Sizeable Double Bedrooms
- Amazing Views Over Treetops
- Walking To Station
- Immaculately Presented Throughout
- Modern Kitchen And Bathrooms
- Located in The Award Winning Waterstone Park
- Allocated Parking Bay
- Open Plan Living Accommodation
- Excellent Transport Links Nearby

