

TOTAL APPROX. FLOOR AREA 913 SQ.FT. (84.8 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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**Guide Price  
£260,000**



# Chichester Wharf

## Erith

Offered to the market is this luxury spacious Chain Free 2 Bedroom, 2 Bathroom 6th floor apartment. If the WOW factor is what you are looking for then this is the apartment is for you. Panoramic views of the River Thames and surrounding area can be seen throughout this apartment.

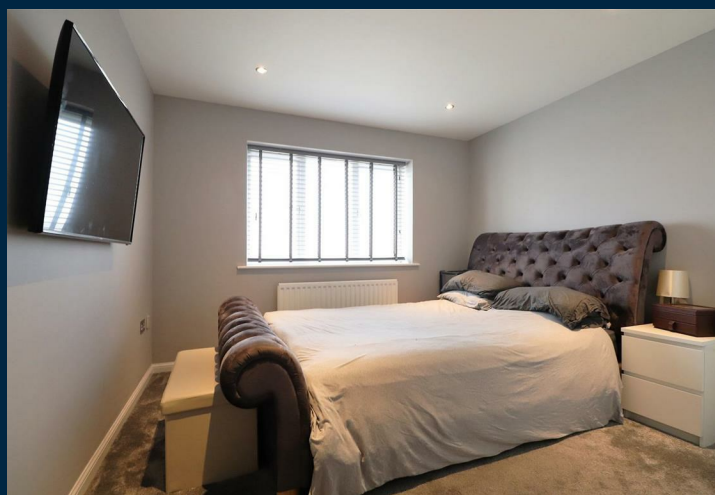
The current seller has left no stone unturned with each area of the property being of an extremely high standard. The addition of newly fitted carpets adds to the quality of workmanship within this property. The home offers a large open plan lounge / diner with windows and a 'juliet balcony' with stunning views.

The kitchen has modern white gloss units, with integrated appliances, black worksurfaces, with a grey tile to compliment the kitchens high spec finish.

The bathroom is a great size and comes with a bath and over head shower, w.c and basin. There are two large storage cupboards. The main bedroom is a fantastic size, with lots of space for all your bedroom furniture and has an en-suite shower room. There is also another large double bedroom off the hallway.

Train links to central London, making this a commuters dream as Erith main line train station and Erith town centre are within walking distance.

Externally there is secured allocated parking behind an automatic gate with additional visitor bays and the apartment also has security intercom and lift.



- 6th Floor Modern Apartment
- Two Double Bedrooms, Master With En Suite
- Open Plan Lounge/Diner Offering Panoramic Outlook Onto The Thames
- Modern Family Bathroom
- 913 Sq.Ft
- Juliet Balcony And Seating Area Over Looking The Thames
- EPC: C 73
- Allocated Parking Plus Lift
- Close To Amenities
- Ideal First Time Buy

