



Two double bedroom
first floor purpose 2008
built flat with balcony
centrally located for
Erith town centre, zone
6 station and all local
amenities ready for
move in from the end
of August

Hazell Holland

£1,650 Per month



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SALES & LETTINGS

Wharf House
1 West Street
Erith
Kent
DA8 1AE



Communal Entrance
Stairs or lift to first floor.

Entrance Hall

Lounge/Diner
22'3 x 10'2 (6.78m x 3.10m)

Balcony
8'8 x 4'10 (2.64m x 1.47m)

Kitchen
10'1 x 5'7 (3.07m x 1.70m)

Bedroom 1
12'2 x 10'6 (3.71m x 3.20m)

Bedroom 2
10'3 x 9'6 (3.12m x 2.90m)

Bathroom
7'4 x 5'5 (2.24m x 1.65m)

Communal Gardens

Parking
The property comes with a parking space and a permit for
visiter parking



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Welcome to Wharf House, a delightful purpose-built flat located on West Street in the town of Erith. This modern residence, constructed in 2008, offers a comfortable living space of 700 square feet, making it an ideal choice for individuals or small families seeking a contemporary home.

The flat comes with parking, features two generously sized double bedrooms, providing ample space for relaxation and rest. The well-appointed bathroom ensures convenience and comfort for all residents. The heart of the home is the inviting reception room, which serves as a perfect gathering space for family and friends. From here, you can access the balcony, where you can relax and enjoy your morning coffee. The building also benefits from a communal garden providing a further outdoor area.

One of the standout features of this property is its prime location. It is within walking distance to Erith Zone 6 station with links to Abbey Wood's Elizabeth Line, making commuting to London and beyond a breeze. Additionally, the vibrant town centre is just a short stroll away, offering a variety of shops, cafes, and amenities to cater to your daily needs. For those who enjoy the outdoors, the nearby Thames pathway provides a scenic route for leisurely walks along the river.

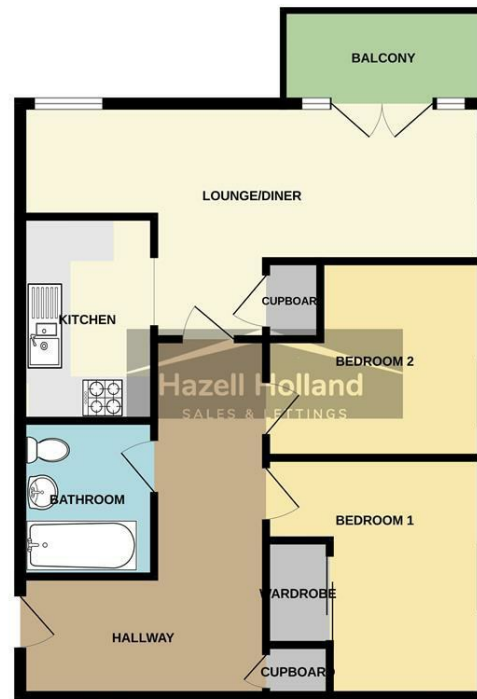
This flat will be available for new tenants from the end of August, presenting a wonderful opportunity to settle into a modern and well-located home. If you are looking for a stylish and convenient living space in Erith, Wharf House is certainly worth considering.

DEPOSIT - 5 WEEKS RENT £1,903.00

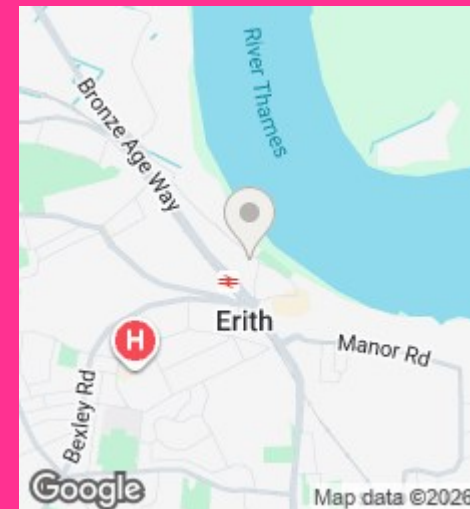
HOLDING DEPOSIT £380.00

PROSPECTIVE TENANTS WILL BE REQUIRED TO BE EARNING A MINIMUM TOTAL INCOME OF £49,500 PER ANNUM TO SHOW AFFORDABILITY FOR THIS PROPERTY. GUARANTORS WILL BE REQUIRED TO SHOW A MINIMUM TOTAL INCOME OF £59,400

FIRST FLOOR



TOTAL FLOOR AREA: 700sq.ft. (65.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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 furniture, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All descriptions, dimensions, references to condition, and other details are provided in good faith and are believed to be correct at the time of publication. However, they do not constitute part of any offer or contract. Prospective purchasers should not rely on them as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy. No person in the employment of Hazell Holland has any authority to make or give any representation or warranty in relation to this property.

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 EU Directive 2002/91/EC		

