



Hazell Holland

Two double bedroom first floor apartment with balcony situated in Erith Park within walking distance to Erith Town centre, leisure centre with swimming pool and Erith Pier overlooking the River Thames. An ideal first time/ investment purchase.

Guide price £280,000



**Hazell Holland**  
SALES & LETTINGS



**Starkey Place, Callender  
Road  
Erith  
Kent  
DA8 3EY**



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#### **Communal Hall**

Part double glazed communal door. Stairs or lift to first floor.

#### **Entrance Hall**

18'5 x 6'9 x 4'3 (5.61m x 2.06m x 1.30m )  
Entrance door. Wood laminate flooring. Double radiator. Two built-in storage cupboards. Built-in airing cupboard with boiler.

#### **Lounge/Kitchen/Diner**

29' x 11'5 (8.84m x 3.48m)  
Double glazed double doors to balcony. Wood laminate flooring. Kitchen area: Double glazed window to side. One and half single drainer sink unit with mixer tap. Range of fitted white wall and base units with built-in oven, hob and extractor fan. Plumbing for machine. Space for fridge freezer.

#### **Balcony**

28' x 8' x2'9 (8.53m x 2.44m x0.84m)  
Paved.

#### **Bedroom One**

17'6 x 9 (5.33m x 2.74m)  
Double glazed window to rear. Wood laminated flooring. Double radiator. Built-in wardrobe.

#### **Bedroom Two**

17'6 x 9' (5.33m x 2.74m)  
Double glazed window to rear. Wood laminate flooring. Double radiator.

#### **Bathroom**

7'4 x 6'8 (2.24m x 2.03m )  
Three piece white suite comprising: Low level w.c, pedestal hand wash basin and panelled bath with mixer tap, shower over and screen. Part tiled walls. Vinyl flooring. Electric heated towel rail. Shaver point.

#### **Lease Term**

125 years from and including 1 April 2014 and to and including 31 March 2139

#### **Remaining Lease Term**

114 Years remaining

#### **Service Charge and Ground Rent**

£235.88 per month (To be confirmed by vendors solicitor)

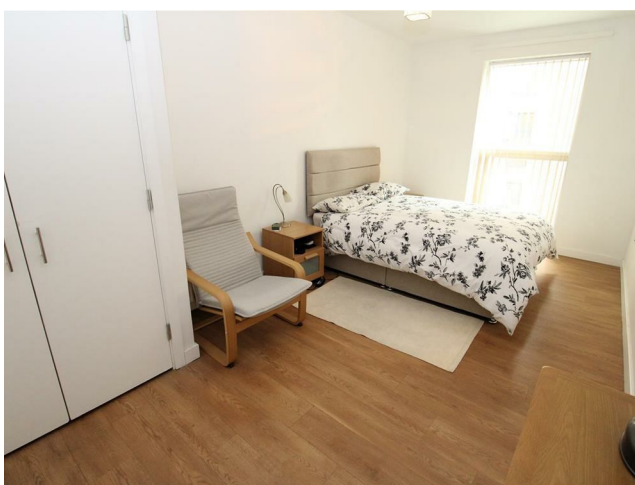
#### **Parking**

We understand parking is available with the property subject to available spaces (To be confirmed by vendors solicitor)



Hazell Holland welcome in Erith Park in the town of Erith, this stunningly presented first floor purpose-built flat offering a delightful blend of modern living and convenience. Spanning an impressive 818 square feet, the property features a generous sized hallway with ample storage, two double bedrooms, a comfortable open plan lounge/kitchen leading to the spacious balcony and a contemporary bathroom, making it an ideal choice for first-time buyers/investors or those seeking a low-maintenance lifestyle.

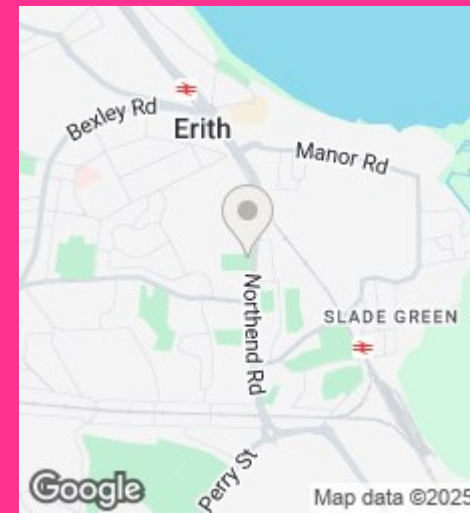
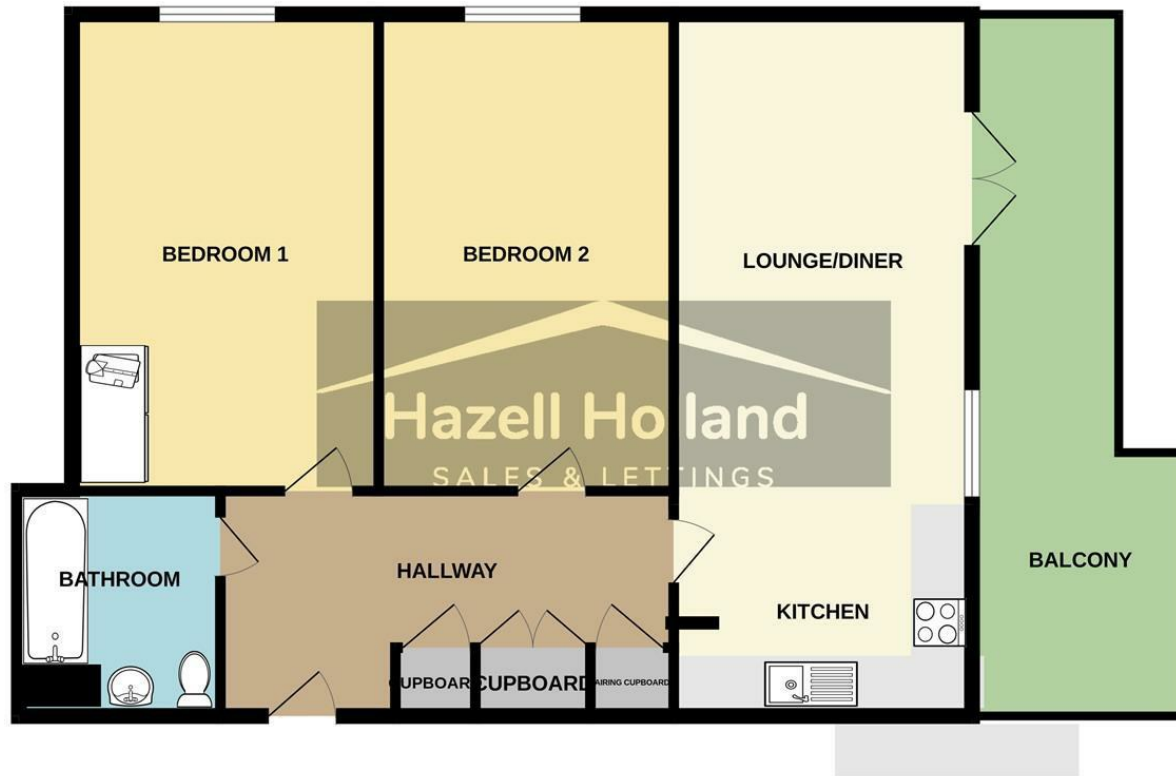
Constructed in 2015, this flat benefits from modern design and energy efficiency, ensuring a comfortable living environment. The location is particularly advantageous, with Erith Train Station just a short distance away. This station, situated in Zone 6, provides swift access to central London in approximately 35 to 40 minutes. Additionally, it is only two stops from Abbey Wood Train Station, which serves the remarkable Elizabeth Line, further enhancing your commuting options.



For leisure enthusiasts, the property is conveniently located near the Erith Leisure Centre, which boasts a swimming pool and various fitness facilities. The picturesque River Front, complete with gardens and a play area, is also nearby, offering a lovely space for relaxation and outdoor activities. Furthermore, the local pub, the Running Horses, is perfect for enjoying a hearty Sunday dinner with friends and family.

With easy access to all transport links and local amenities, this flat on Callender Road presents an excellent opportunity for those looking to establish themselves in a vibrant community. Don't miss the chance to make this modern flat your new home.

FIRST FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



**CONTACT**

93 Crayford Road  
Crayford  
Kent  
DA1 4AS

E: [info@hazell-holland.co.uk](mailto:info@hazell-holland.co.uk)  
T: 01322 907907  
[www.hazell-holland.co.uk](http://www.hazell-holland.co.uk)

TOTAL FLOOR AREA : 818 sq.ft. (76.0 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 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	78
(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	

