



**Glimpsing Green**  
**Erith**  
**Kent**  
**DA18**

**Offers In Excess Of £185,000**

**bettermove** 

# Glimpsing Green Erith

Bettermove are proud to present this 1 bedroom flat in Erith, available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated space.

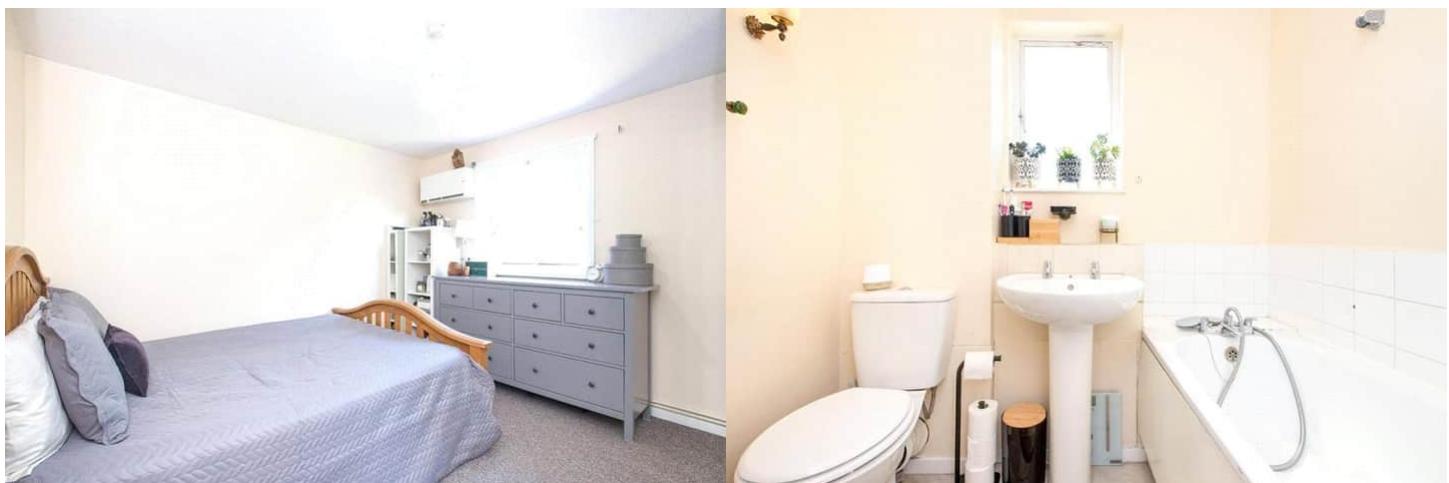
The council tax band is B.

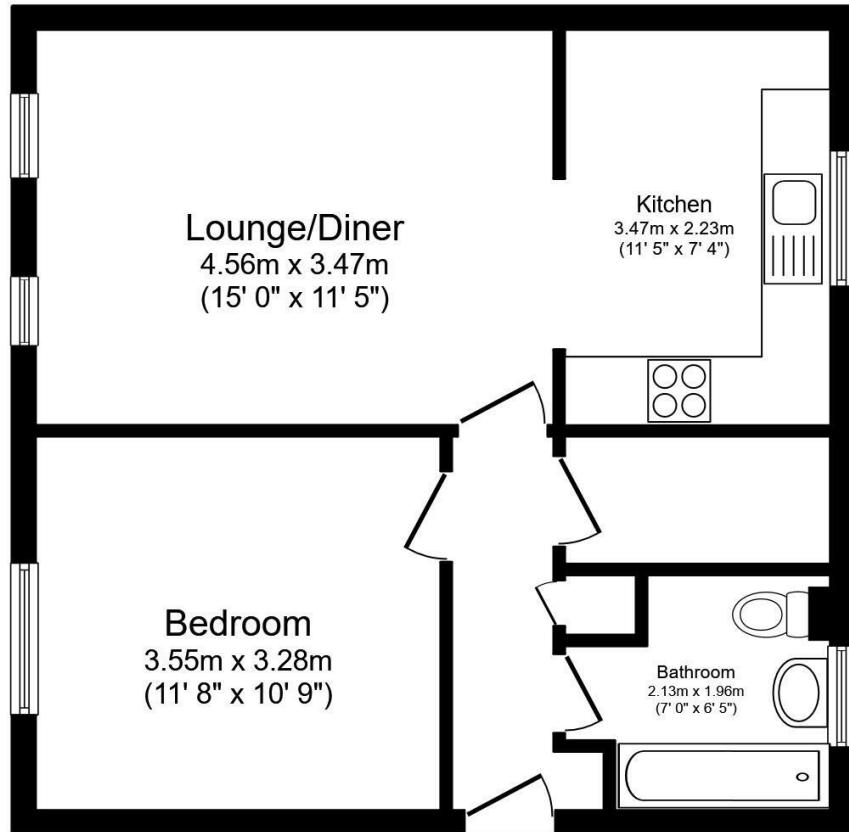
This is a leasehold property with 89 years remaining on the lease; the service charge is £252pm and includes hot water.

The interior of this beautifully presented property comprises a spacious living room and dining room and fitted kitchen, and also including the 1 bedroom and the family bathroom.

Located in the popular town of Erith, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Abbey Wood train station (1.2 miles), various bus routes and the A13.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Total floor area 47.7 sq.m. (514 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by [www.focalagent.com](http://www.focalagent.com)

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) A                                     |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 60                      | 73        |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92+) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         | 74        |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England, Scotland &amp; Wales</b>                            | EU Directive 2002/91/EC |           |

20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: [hello@bettermove.co.uk](mailto:hello@bettermove.co.uk)  
**[www.bettermove.co.uk](http://www.bettermove.co.uk)**