

BALLAST ROAD, ERITH, DA8
£2,950 per month*

Carter Jonas

BALLAST ROAD
ERITH
DA8 1FP

A beautifully designed four bedroom family home set within The Quarry, an award winning new community that blends contemporary living, excellent connectivity and sustainable design.

- INCENTIVE - FIRST TWO WEEKS RENT FREE
- Brand new four bedroom townhouse
- Open plan kitchen with Bosch appliances and reception room
- Private rear garden with storage shed
- Private terrace
- Two Allocated parking spaces with EV charging point
- Bicycle storage area
- Established community with on-site amenities and highly rated Lime Wood primary school
- Close to Erith Station and the Elizabeth line (Abbey Wood)



THE PROPERTY

Set within The Quarry, a thriving and well-established residential community in Erith, this exceptional brand-new four bedroom house offers spacious family living, contemporary interiors and excellent connectivity across London and the South East.

The ground floor provides superb entertaining and family space, with a spacious kitchen/dining area flowing through to a separate living room, creating a versatile layout for both everyday living and entertaining. A guest WC and useful storage complete this level.

The first floor features the principal bedroom with en-suite bathroom and built-in storage, together with a further bedroom and access to an impressive private terrace. The second floor provides two additional bedrooms, a family bathroom and a separate study, ideal for home working.

Extending to approximately 1,504 sq ft (139.66 sq m) internally, the property combines excellent proportions with a practical modern layout, making it particularly well suited to families seeking substantial contemporary accommodation.

Residents benefit from two allocated parking spaces, one with an electric vehicle charging point, dedicated bicycle storage and access to the excellent amenities available throughout The Quarry development.

Built with sustainability in mind, the homes benefit from modern construction standards and energy-efficient features, helping

residents enjoy comfortable living and lower running costs.

Offered unfurnished. Furniture packages can be arranged at additional cost.

The Quarry has transformed a former quarry site into one of South East London's most exciting residential communities, with extensive green space, walking routes, ecological areas and communal facilities creating an attractive environment for residents of all ages.

The development is particularly appealing for families, with the well-established Lime Wood primary school located within the neighbourhood and a Sainsbury's Local providing day to day convenience just moments from home.

For commuters, Erith Station is within easy reach, offering direct services into Central London, while nearby Abbey Wood provides access to the Elizabeth line, delivering fast connections to Canary Wharf, the City, the West End and Heathrow Airport.

The property is professionally managed by Carter Jonas

Holding deposit is 1 weeks rent

Security deposit is 5 weeks rent

ADDITIONAL INFORMATION

Viewing	Strictly by appointment
Local Authority	Bexley - Council Tax Band NA









Ballast Road DA8

Approx. Gross Internal Area 1527 Sq Ft - 141.86 Sq M
Approx. Gross Balcony Area 206 Sq Ft - 19.14 Sq M



Ground Floor
Floor Area 653 Sq Ft - 60.66 Sq M

First Floor
Floor Area 434 Sq Ft - 40.32 Sq M

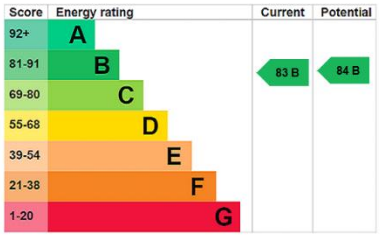
Second Floor
Floor Area 440 Sq Ft - 40.88 Sq M

RICS Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

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T: 020 7486 8866
37 New Cavendish Street, London, W1G 9TL
E: marylebone.lettings@carterjonas.co.uk

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