



BALLAST ROAD, THE QUARRY, ERITH
£2,650 per months

Carter Jonas

BALLAST ROAD, ERITH, DA8 1FP

- Brand new three bedroom townhouse
- Open plan kitchen with Bosch appliances and dining room
- Private rear garden with storage shed
- Spacious first floor reception room
- Principal bedroom with en-suite shower room
- Family bathroom
- Guest WC and drying cupboard
- Two Allocated parking spaces, one with EV charging point

LOCATION

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.

THE PROPERTY

A collection of exceptional brand new three bedroom houses, set within The Quarry, a thriving and well established residential community in Erith, offering contemporary family living, excellent amenities and superb connections into Central London.

Arranged over three floors and finished to a high specification throughout, the accommodation has been thoughtfully designed for modern living. The ground floor features a welcoming entrance hall with wood flooring, a guest WC, drying room cupboard and a stylish open plan kitchen and dining room with direct access to a private rear garden and storage shed.

Residents benefit from a private rear garden, allocated parking with an electric vehicle charging point and a dedicated bicycle storage area.

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



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.

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.

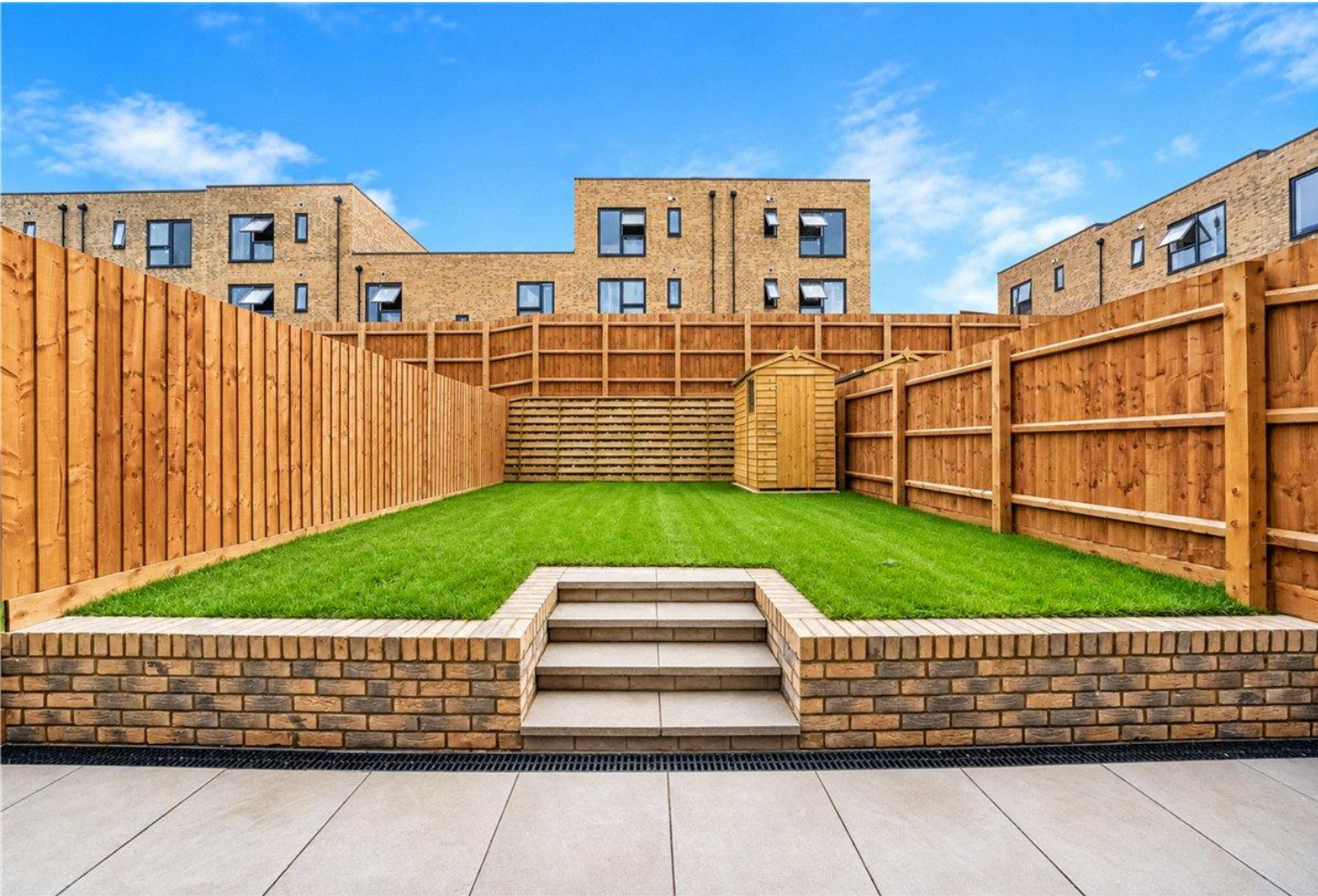
OUTSIDE

Rear garden with shed

Private bike storage

ADDITIONAL INFORMATION

Viewing	Strictly by appointment
Local Authority	Bexley - Council Tax Band TBC
Transport	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.



Ballast Road DA8

Approx. Gross Internal Area 1275 Sq Ft - 118.45 Sq M
 Approx. Gross Shed Area 16 Sq Ft - 1.49 Sq M



Ground Floor

Floor Area 421 Sq Ft - 39.11 Sq M

First Floor

Floor Area 425 Sq Ft - 39.48 Sq M

Second Floor

Floor Area 429 Sq Ft - 39.85 Sq M



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 however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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