



BALLAST ROAD, ERITH, DA8
£2,600 per month*

Carter Jonas

BALLAST ROAD, ERITH,

- Brand new four bedroom townhouse
- Open plan kitchen with Bosch appliances and reception room
- Private rear garden with storage shed
- Principal bedroom with en-suite shower room
- Family bathroom
- Guest WC and drying cupboard
- 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)

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.

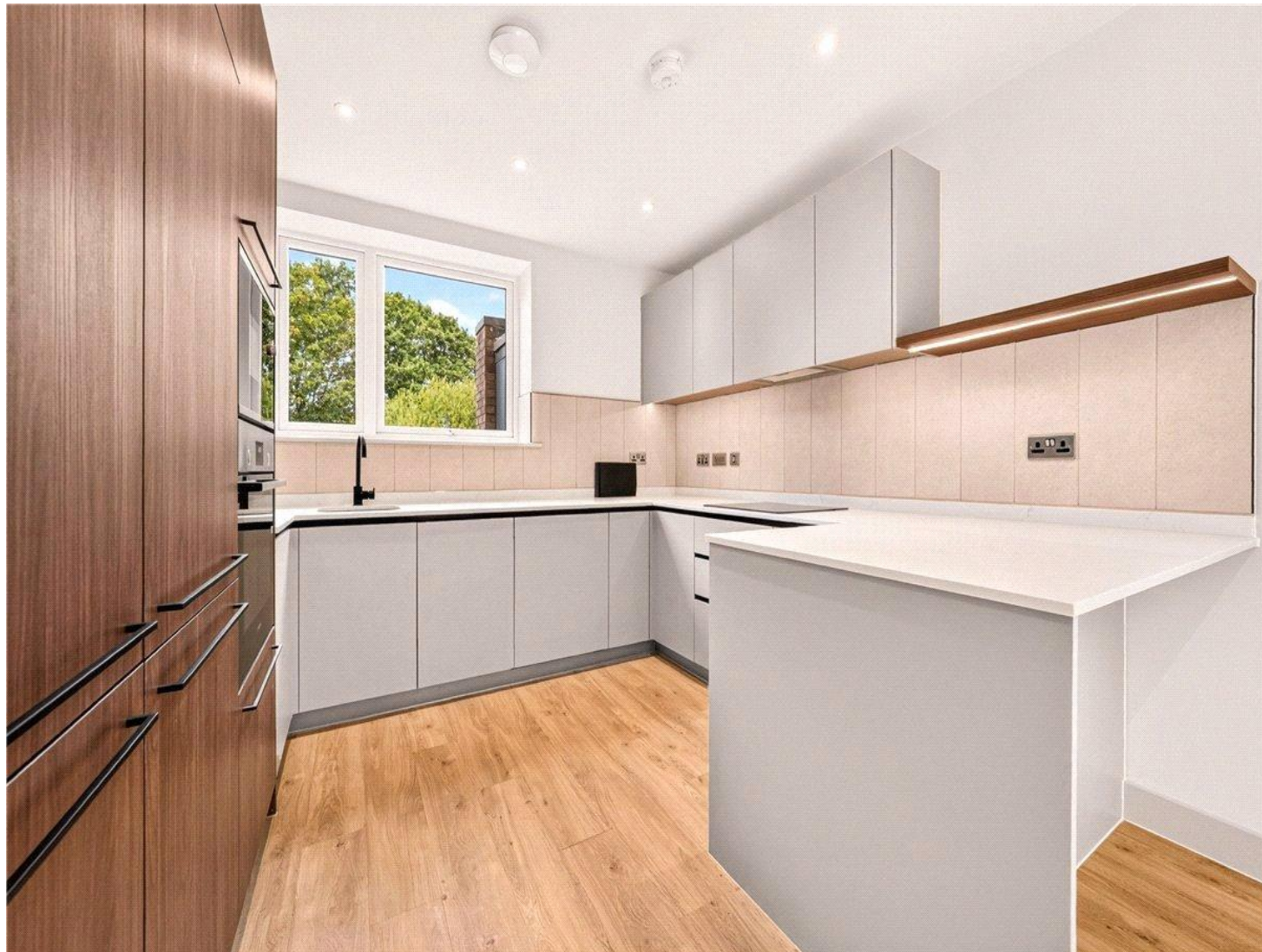
THE PROPERTY

A collection of exceptional brand new four 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.

The ground floor is centred around an impressive open-plan reception and kitchen space extending to over 23 ft in length, creating an ideal environment for both everyday living and entertaining.

The contemporary kitchen is thoughtfully arranged with ample worktop and storage space, while double doors open directly onto the private rear garden, providing a seamless connection between indoor and outdoor living. A guest cloakroom is also located on this floor.

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.



The first and second floors comprise four generously proportioned double bedrooms, served by two modern family bathrooms. Each bedroom benefits from excellent natural light and offers flexible accommodation suitable for families, guests or those requiring a dedicated home office.

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.

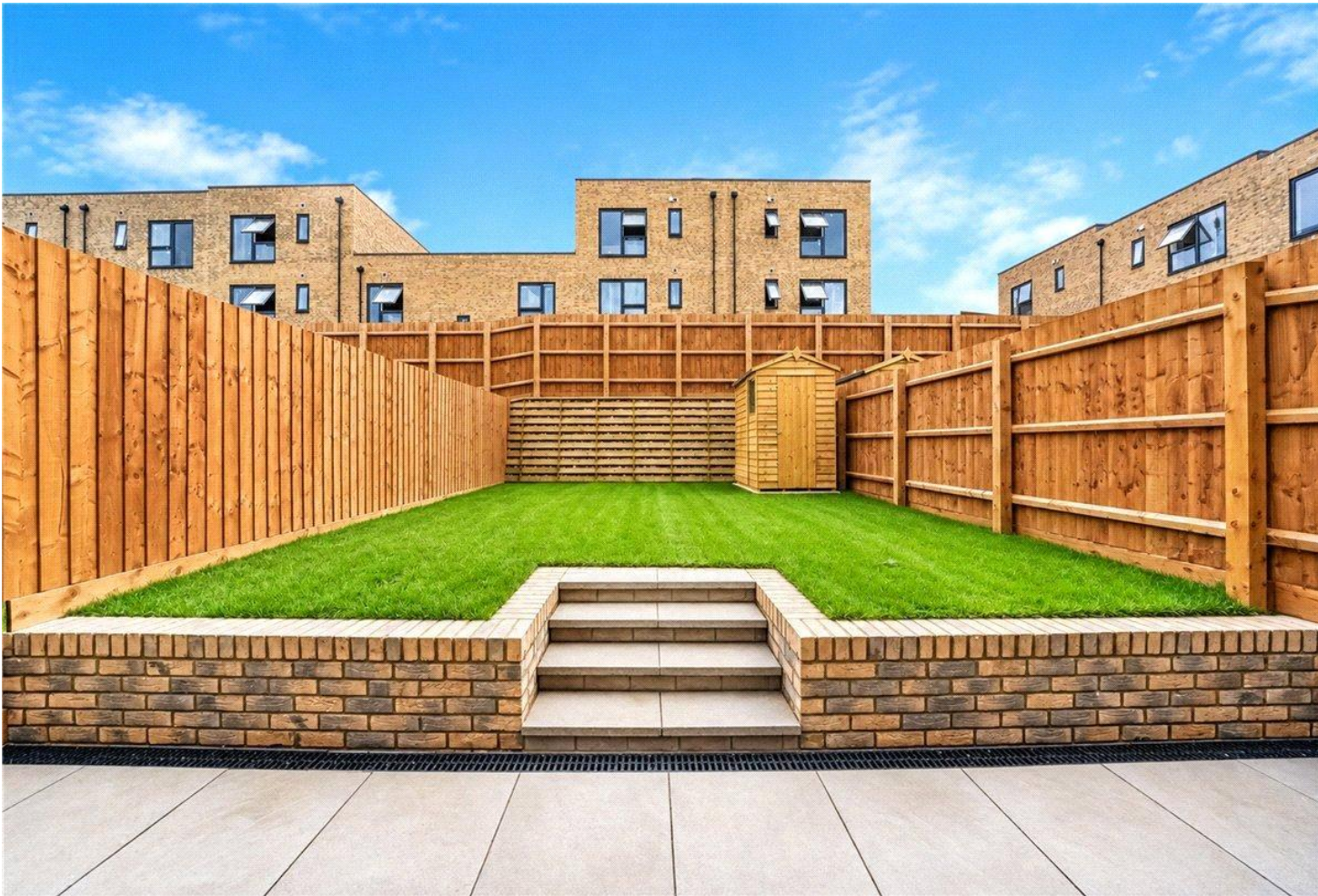
The property is professionally managed by Carter Jonas

OUTSIDE

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

ADDITIONAL INFORMATION

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



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

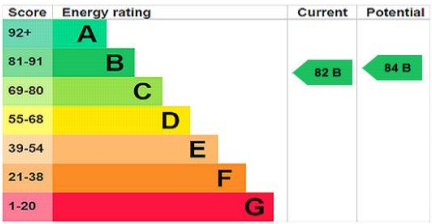
Second Floor

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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IMPORTANT INFORMATION

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