



BALLAST ROAD, THE QUARRY, ERITH
£2,850 per month

Carter Jonas

BALLAST ROAD, DA8

1FP

- Large open-plan kitchen and dining room
- Integrated Bosch appliances
- Separate utility room with washer/dryer
- Spacious dual-aspect reception room
- Large private rear garden with storage shed
- Principal bedroom with en-suite shower room
- Three further bedrooms
- Contemporary family bathroom
- Two allocated parking spaces, one 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

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

Designed to maximise both space and natural light, the accommodation is arranged over two floors and finished to a high specification throughout. A generous entrance hall creates an impressive first impression, leading to a beautifully designed open-plan kitchen and dining room featuring integrated Bosch appliances and ample space for entertaining. A separate utility room with washer/dryer and a guest cloakroom provide practicality for modern family life.

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 spacious dual-aspect reception room enjoys direct access to a substantial private rear garden, creating an ideal space for both relaxation and entertaining.

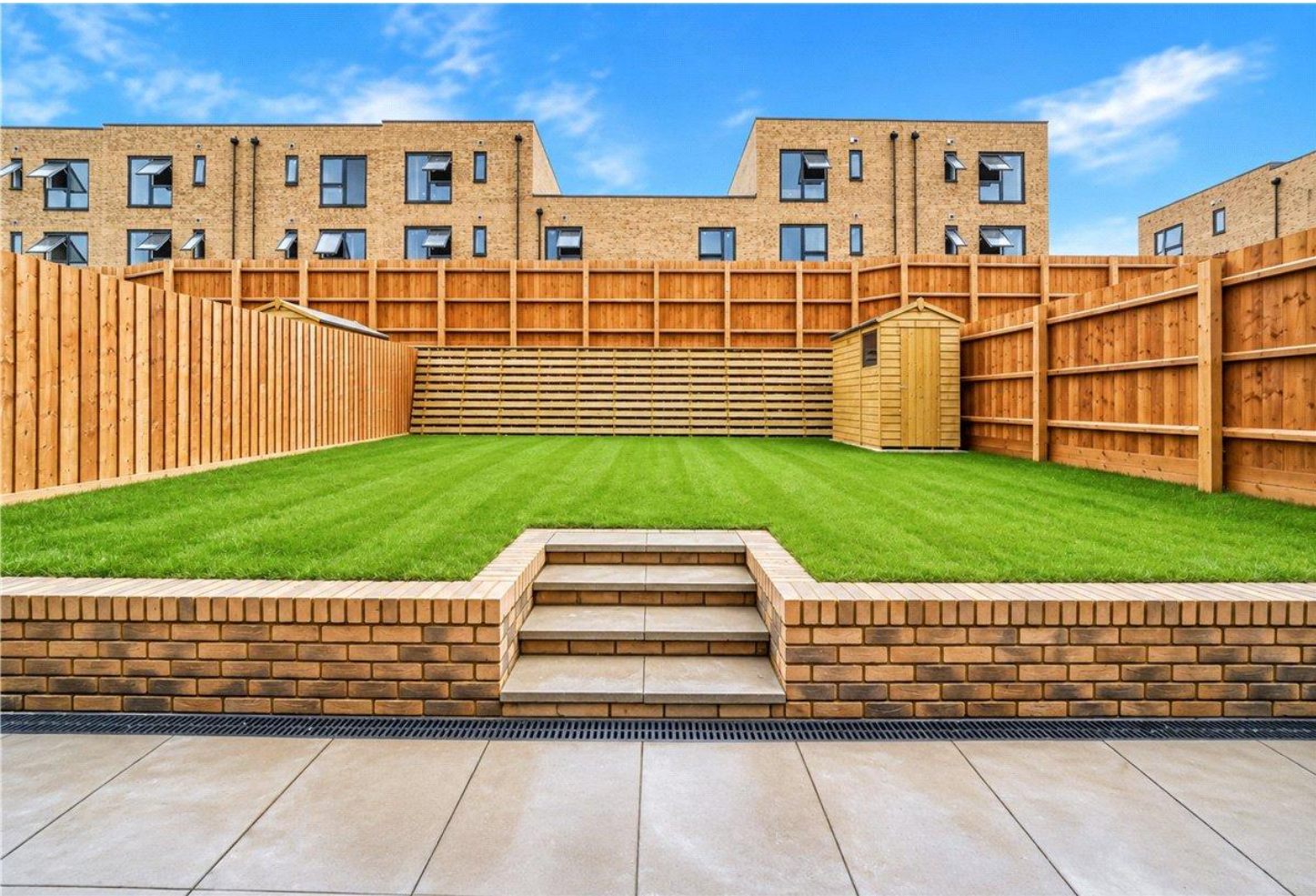
The first floor comprises an impressive principal bedroom with en-suite shower room, three further well-proportioned bedrooms and a contemporary family bathroom, making the property ideal for families or those seeking additional home working space.

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.

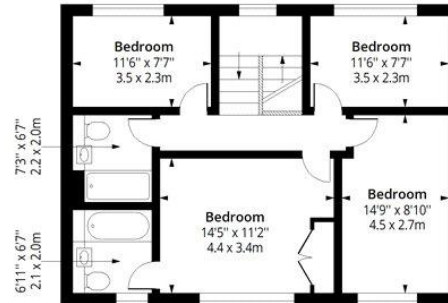
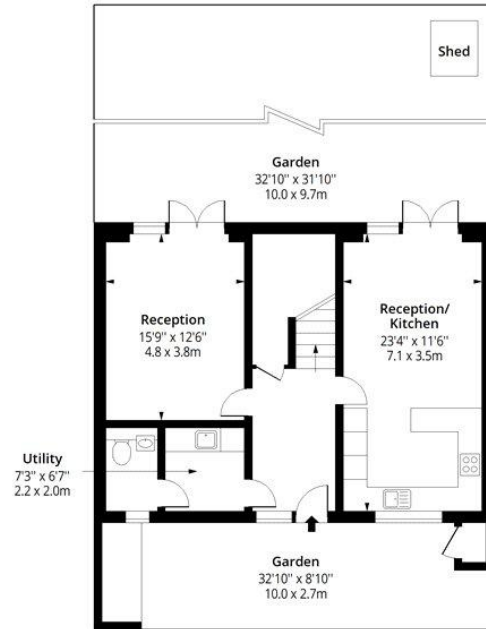
ADDITIONAL INFORMATION

Viewing	Strictly by appointment
Local Authority	Bexley - Council Tax Band NA
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 1429 Sq Ft - 132.76 Sq M
Approx. Gross Shed Area 18 Sq Ft - 1.67 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 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.

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Date: 1/10/2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		82 B	84 B

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Classification L2 - Business Data

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