

Waterman House, 1 Lord Street. Gravesend  
Kent, DA12 1AW  
Sales: 01474 330840  
Email: [info@watermanhouseestates.co.uk](mailto:info@watermanhouseestates.co.uk)  
[www.watermanhouseestates.co.uk](http://www.watermanhouseestates.co.uk)



## The Nursery, Erith, DA8 2EZ

**£1,350 Per month**

We are pleased to bring to the market this 1 BEDROOM GROUND FLOOR APARTMENT. The property has just been FULLY RENOVATED including a BRAND NEW KITCHEN+BATHROOM. There is also a SPACIOUS LOUNGE/DINER and DOUBLE BEDROOM.

This property is located a 6 minute car journey from Erith Train Station and Slade Green Station which both have regular trains into London. Great links to A2/M2 and M25. Erith Riverside Shopping Centre is just a five minute drive away offering you access to local shops. Close to local amenities and on a main bus route.

Council Tax Band - A



**INTERNAL**

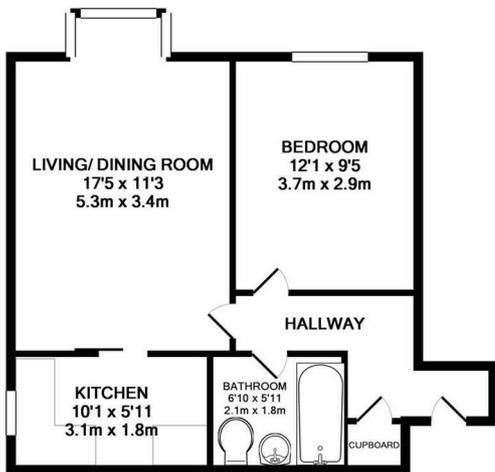
**Living/ Dining Room**  
17'5 x 11'3 (5.31m x 3.43m)

**Kitchen**  
10'1 x 5'11 (3.07m x 1.80m)

**Bedroom**  
12'1 x 9'5 (3.68m x 2.87m)

**Bathroom**  
6'10 x 5'11 (2.08m x 1.80m)

**EXTERNAL**



TOTAL APPROX. FLOOR AREA 457 SQ.FT. (42.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>76</b>	<b>76</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		<b>79</b>	<b>79</b>

