



**1A Moat Lane, Erith
Kent DA8 2NG**

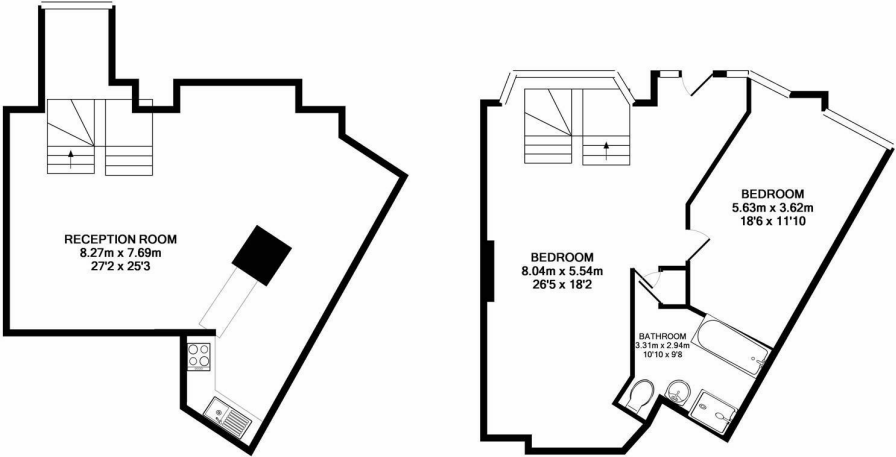
Offers in excess of £200,000

OFFERS IN EXCESS OF £200,000 - A stone's throw from Slade Green railway station - with several flats converted from a public house is this unique, well presented and spacious one/two bedroom - one/two reception split level maisonette.

With private entrance door leading into a mezzanine bedroom with picture windows, modern fitted bathroom and spacious main bedroom. The stairs lead down to the spacious open plan lounge/dining room with skylight and opening to the modern fitted kitchen.

This unique property must be viewed to appreciate its presentation and versatile accommodation and is offered chain free.





BASEMENT LEVEL
APPROX. FLOOR
AREA 45.7 SQ.M.
(492 SQ.FT.)

GROUND FLOOR
APPROX. FLOOR
AREA 53.1 SQ.M.
(572 SQ.FT.)

TOTAL APPROX. FLOOR AREA 98.8 SQ.M. (1064 SQ.FT.)
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	