



Portland Place, Greenhithe, DA9 9FE
Guide price £220,000 Leasehold

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Nestled in the sought-after Ingress Park development along the River Thames, this top floor apartment is offered with NO CHAIN & comes with TWO PARKING SPACES.

The home features 15' living room with door to balcony, 8' kitchen, two double bedrooms, with the master bedroom benefiting from an en-suite bathroom & built in wardrobe and access to private balcony which offer lovely side views of River Thames. There is also a good sized bathroom and hall with storage. The home is further enhanced by the convenience of a communal lift, making access to the top floor effortless.

With no onward chain, this property presents an excellent opportunity for both first-time buyers and investors alike. The Ingress Park area is known for its community spirit and proximity to local amenities, Asda supermarket and station plus a dedicated bus service.

Tenure: Leasehold Lease Term: 999 years from 1st May 2000. Ground Rent: £300 per annum. Building Service Charge: £2567.14 for 1st May 2026 - 30th April 2027. Public Open Spaces (Grounds) Service Charge: £384.64 for 1st May 2026 - 30th April 2027. All information to be verified by vendors solicitor.

Communal Entrance

Entrance Hall

Living Room

15'6 x 10'5 (4.72m x 3.18m)

Balcony

10'3 x 5'2 (3.12m x 1.57m)

Kitchen

8'8 x 7'5 (2.64m x 2.26m)

Master Bedroom

13'8 x 8'10 plus wardrobe/dresser area (4.17m x 2.69m plus wardrobe/dresser area)

En-Suite

7'1 x 4'9 (2.16m x 1.45m)

Balcony

10'3 x 5'2 (3.12m x 1.57m)

Bedroom Two

9'9 x 8'4 (2.97m x 2.54m)

Bathroom

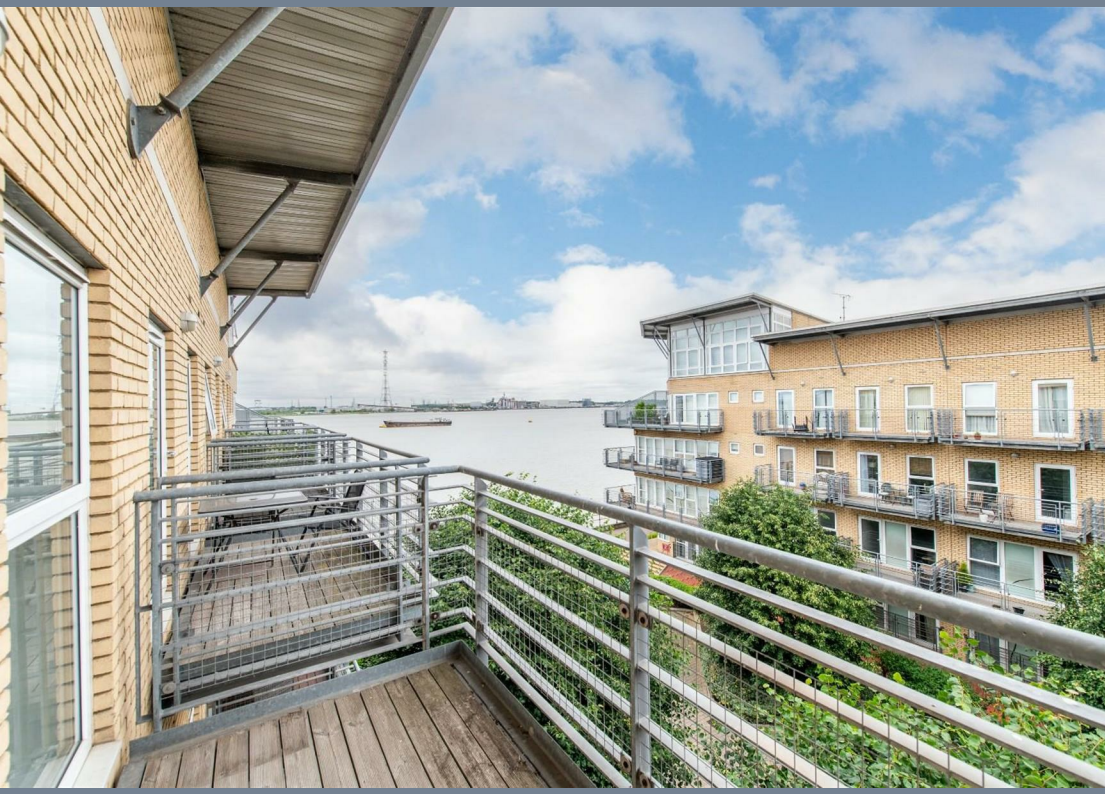
7'2 x 6'5 (2.18m x 1.96m)

Two Allocated Parking Spaces

Tenure: Leasehold

Council Tax: Band D

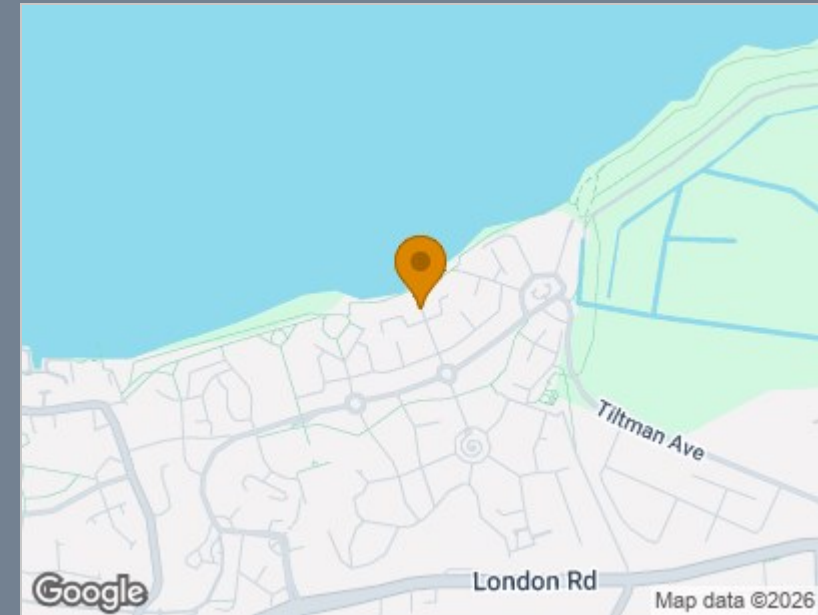




Top Floor



Total area: approx. 60.9 sq. metres (655.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(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	

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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