



Lightermans Way, Greenhithe, DA9 9FN  
Guide price £450,000

 3  2  1  D

A rarely available three double bedroom duplex apartment overlooking the River at Ingress Park. This Penthouse is located on the second and top floor of one of the two, four storey blocks which over look a small courtyard next to The Thames.

Two of the bedrooms and bathroom are accessed from the entrance hall which then leads into the living area which has two balconies, an open kitchen area and a feature spiral staircase leading to the mezzanine master bedroom, en-suite shower room and dressing room/office above.

The master bedroom has a wall of windows and there are four sets of double doors that open out on to the balcony which provide great views of the River Thames and Queen Elizabeth II Bridge. The dressing room has a roof window to the rear and could also be used as an office or study space.

There are two allocated parking spaces in the underground parking garage and the property is offered with no forward chain.

#### **Communal Entrance**

#### **Entrance Hall**

12'3 x 3'7 (3.73m x 1.09m)

#### **Bathroom**

10'7 x 7' (3.23m x 2.13m)

#### **Bedroom**

13'3 x 11'1 (4.04m x 3.38m)

#### **Bedroom**

12'4 x 11' (3.76m x 3.35m)

#### **Living Area**

25' x 18'6 (7.62m x 5.64m )

#### **Kitchen Area**

#### **Rear Balcony**

#### **River Facing Balcony**

#### **Mezzanine Bedroom**

31'1 x 12' (9.47m x 3.66m)

#### **En-Suite Shower Room**

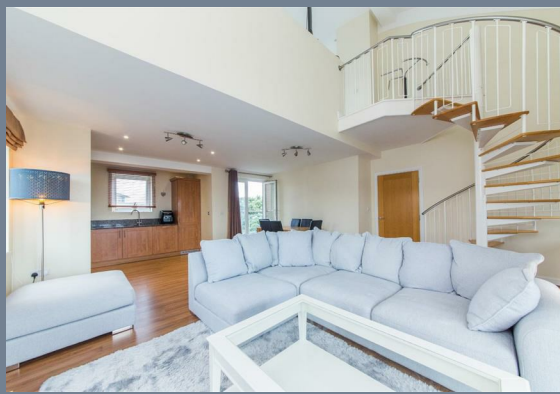
#### **Dressing Room / Office**

12'3 x 11'2 narrowing to 5' (3.73m x 3.40m  
narrowing to 1.52m)

#### **Top Floor Balcony**

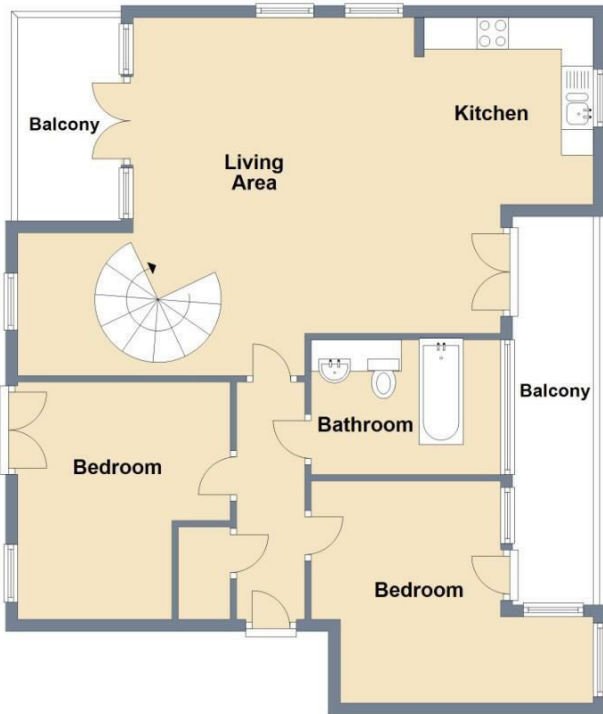
36'7 x 12' narrowing to 4' (11.15m x 3.66m  
narrowing to 1.22m)

#### **Undercroft Parking**

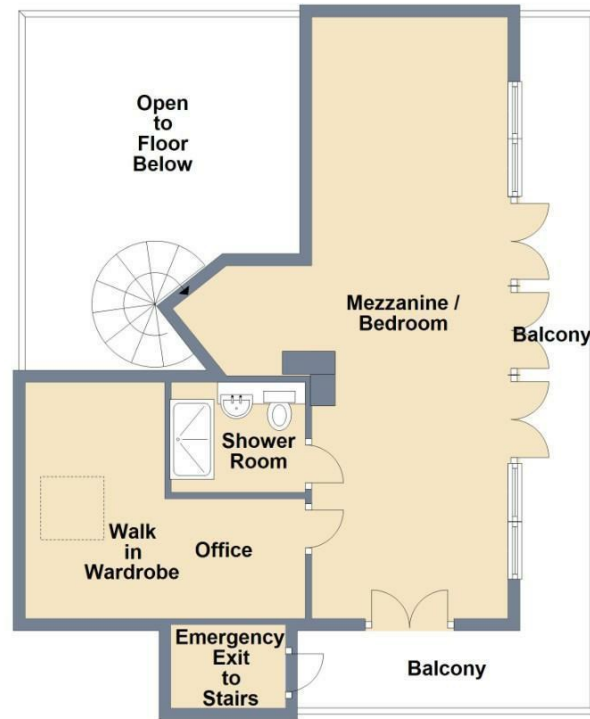




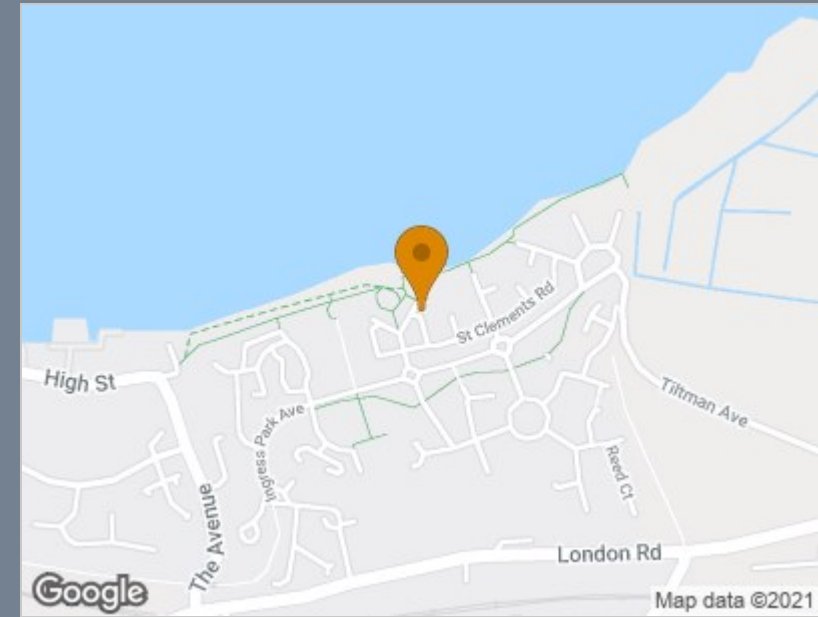
**Second Floor**  
Approx. 76.2 sq. metres (820.2 sq. feet)



**Top Floor**  
Approx. 52.3 sq. metres (562.9 sq. feet)



Total area: approx. 128.5 sq. metres (1383.0 sq. feet)



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>	<b>64</b>	<b>64</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact our The Homes Group Office on 01322 532 889 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.