

Outright Sale Houses – Guide Rental Appraisal

3 & 4 Bed Houses

Address: Adit Road, Erith, DA8 1FP

Plot	Address	Parking	Car charge Point	Beds	Position	House Type	Ft ²	M ²	Garden M ²	Status	Full market value	Potential Rent PCM	Potential Rent PA	Gross / Net Rental Yield excluding running costs
647	63 Ballast Road	1	SP	3	Mid Terrace	The Evergreens	1255.6	116.65	57	Available	£550,000	£2000	£24,000	4.36%
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646	61 Ballast Road	2	DP	3	Mid Terrace	The Evergreens	1255.6	116.65	57	Available	£557,500	£2000	£24,000	4.36%
645	59 Ballast Road	2	DP	4	Mid Terrace	The Willows	1375.9	127.83	92	Available	£632,500	£2350	£28,250	5.13%

Annual ground rent: £0 per annum for all homes

Service Charge Estimate: Houses: £311.44 pa

Parking: Key: DP = Double Point for electric car charging SP= Single Point for electric car charging

Lease length: For houses: Freehold

Tel: 0333 003 3737 | **Email:** sales@thequarryerith.co.uk | <https://lqhomes.com/thequarry/>

Prices are offered subject to availability. We reserve the right to improve or change specifications and to vary the price quoted. Although every care has been taken to ensure the accuracy of all information given, the content does not form part of, or constitute a representation warranty, or part of any contract. Details correct at time of going to print **April 2026**.

Your home is at risk if you fail to keep up repayments on a mortgage or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.

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