



## Instone House, DA1

Leasehold

- Brand New Apartment
- Brand New Lease Circa 150 Years
- Chain Free
- En suite
- Help To Buy
- Open Plan
- Town Centre Location
- Two Bedrooms

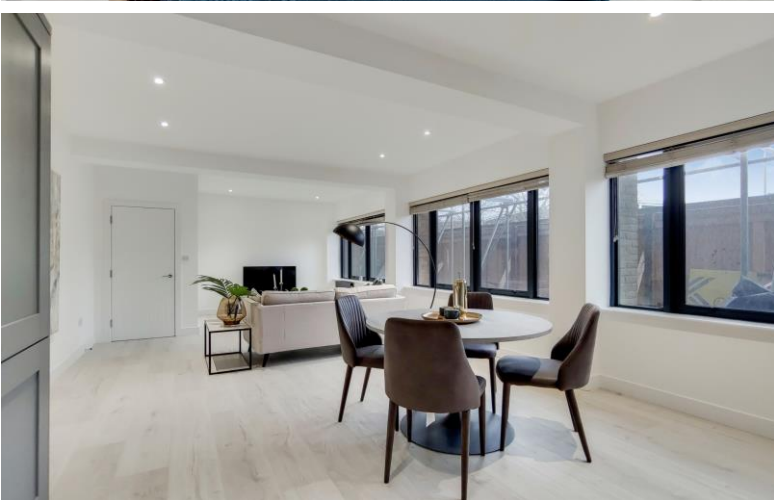


Presenting this modern development of fifteen contemporary apartments situated in the heart of Dartford Town Centre. Each home has been carefully designed with meticulous attention to detail and high specification throughout.

From a location perspective, the property could not be better situated, with a superb range of amenities on your doorstep.

The vibrant Dartford shopping centre has a number of popular high street names, supermarkets, bars and restaurants and leisure activities. Dartford Station is 0.5 miles away and provides fast and regular services to London stations such as London Bridge, London Charing Cross and London Victoria.

Personal Interests Dec: In accordance with section 21 of Estate Agents Act 1979, we declare there is a personal interest in the property, the vendor of the property is an employee of this Estate Agent.

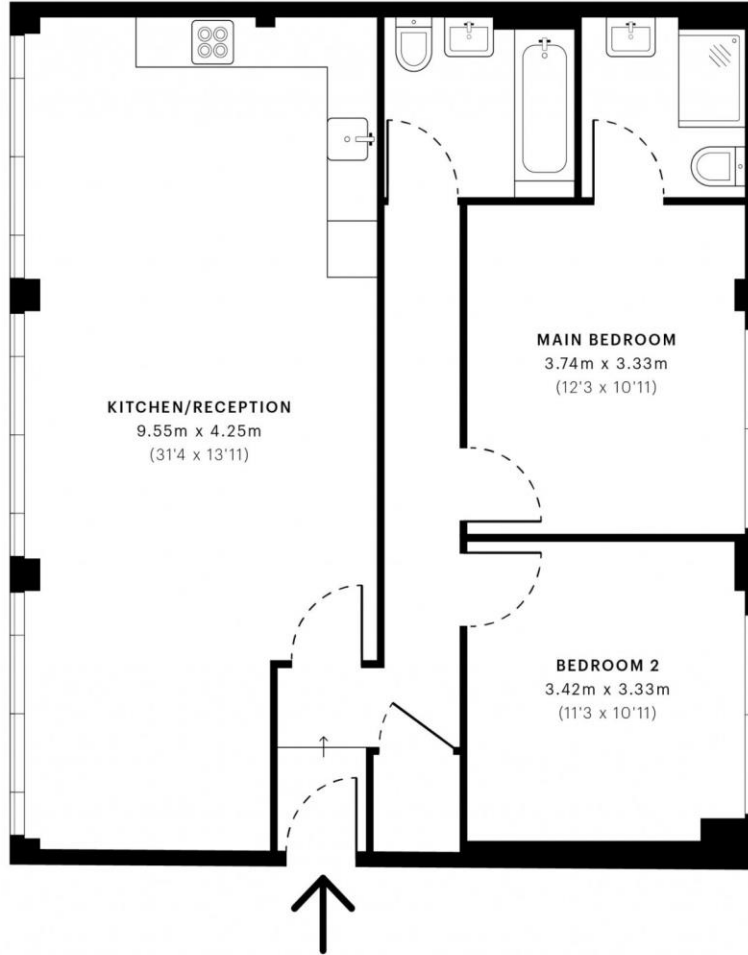


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— Ground Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
82.26 sqm / 885.44 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
78.34 sqm / 843.24 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 83.17 sqm / 895.23 sqft  
IPMS 3C RESIDENTIAL 79.49 sqm / 855.62 sqft

SPEC ID 6013cfe72f98f60da5cdaa6a

