



CHARLTON CHURCH LANE, CHARLTON, LONDON, SE7 7AA
£385,000 LEASEHOLD

**A GORGEOUS AND VASTLY IMPROVED TWO
BEDROOM SPLIT LEVEL CONVERSION LOCATED ON
THE TOP TWO FLOORS OF THIS BEAUTIFUL SEMI-
DETACHED VICTORIAN HOUSE.**

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DESCRIPTION:

A gorgeous and vastly improved two bedroom split level conversion located on the top two floors of this beautiful semi-detached Victorian house.

The property has been extensively refurbished to a very high standard with under floor heating and double glazed windows. The accommodation comprising; a stunning open plan living room/kitchen with a very modern fitted kitchen with integrated appliances, a double bedroom with built in wardrobe and a fantastic luxury modern bathroom with freestanding bath and separate shower. The loft has been converted and boasts a second large double bedroom with plenty of eaves storage as well as a modern shower room. The property further benefits from a large communal garden and a long lease.

This is a superb property ideal for a first time buyers or buy to let investor. There is no chain and there is also potential to purchase the freehold (via separate negotiation). Your immediate viewing is essential. Video tours can be seen at Winkworth.co.uk.

Charlton Village has plenty of local shops and daily conveniences. Charlton mainline rail station is very close by, along with the new Marks and Spencer, Sainsbury's and the O2. The new Elizabeth Line is also within close proximity. Blackheath Village, with its array of bars, restaurants and boutiques, and historic Greenwich are both within easy reach.

AT A GLANCE

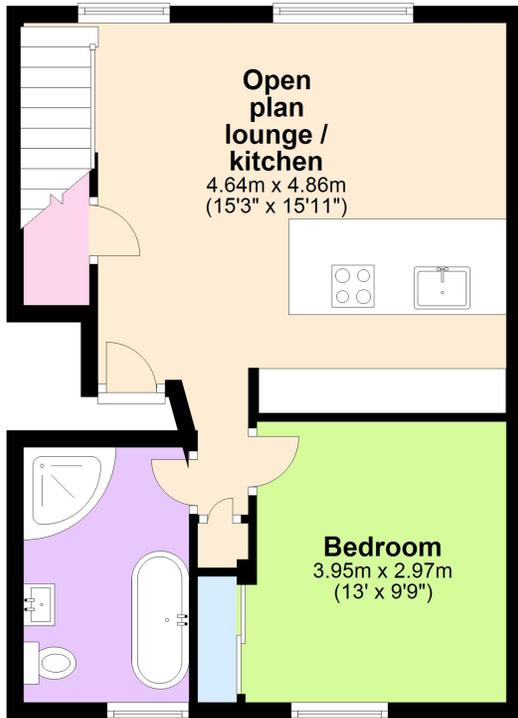
- stunning period conversion
- split level
- two/three bedrooms
- two bathrooms
- excellent condition
- new 125 year lease
- private section of garden





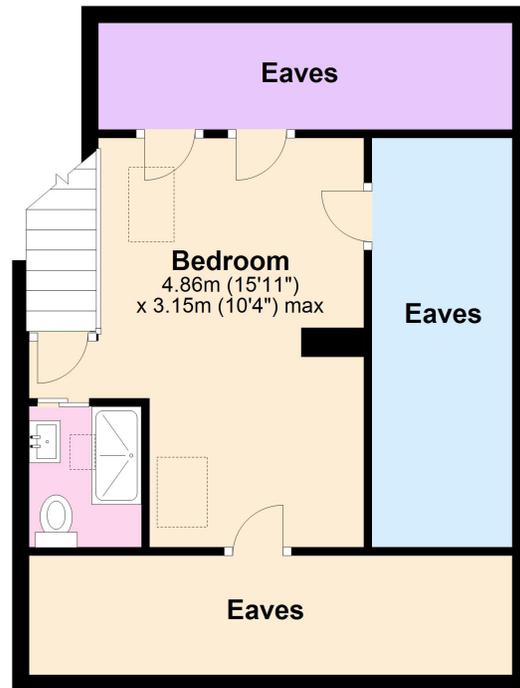
Second Floor

Approx. 44.0 sq. metres (473.6 sq. feet)



Third Floor

Approx. 18.0 sq. metres (193.4 sq. feet)



Total area: approx. 62.0 sq. metres (667.0 sq. feet)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Energy Efficiency Rating		Current	Potential
Less energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	49
(21-38)	F		
(1-20)	G		
More energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	