



## Eastcombe Avenue, Charlton, London, SE7

£675,000 *Freehold*



A chain-free, bay-fronted Victorian two double bedroom terraced house of approximately 1,019 sq.ft / 94.7 sq.m, moments from local shops and transport links, offering a fantastic opportunity to modernise and add value.

### KEY FEATURES

- chain-free sale
- approx. 1,019 sq.ft / 94.7 sq.m across two floors
- two generous reception rooms plus separate kitchen
- in need of modernisation
- excellent scope to add value
- very close to stations



**Blackheath**

0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)

**Winkworth**

for every step...



The ground floor begins with a generous front reception with bay window and feature fireplace, followed by a second rear reception that works perfectly as a dining/family room. The separate kitchen sits to the rear and leads through to a handy utility area, with a ground-floor shower room completing the layout, ideal for day-to-day practicality or future reconfiguration.

Upstairs, the first floor provides two well-proportioned double bedrooms (including the large front room with bay) and a family bathroom off the landing.

Outside, the rear garden is a real blank canvas, ready for landscaping and, subject to the usual consents, offering potential to create a more open, contemporary kitchen/dining set-up to suit modern living.

Sold chain free and packed with potential, this is a great "project" home for buyers looking to put their own stamp on a classic period property.

The property is located equal distance (485 metres of both Westcombe Park and Charlton mainline stations with overground and Thameslink services giving access to the City, Luton Airport and direct trains within just a few minutes to both Blackheath and Greenwich. Blackheath Village offers an array of boutique shops, farmers market, restaurants and bars. The fabulous Royal Greenwich Park and Greenwich town centre, maintains a quaint rural village feel and is steeped in history from the old Royal Naval hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark. Greenwich's covered market is one of London's best and attracts people from all over the capital. Other transport links include; DLR, bus, riverboat, foot tunnel and cable car, which are all close by. The area is minutes from Canary Wharf, the City and central London; just one of the reasons why it's increasingly popular with professionals and commuters. The O2 and the restaurants and shops of Greenwich Peninsula (which include M&S Food, Sainsburys and Ikea) are just moments away.



## MATERIAL INFORMATION

**Tenure:** Freehold

**Council Tax Band:** D

**EPC rating:** D

**Is the property listed:** Property is not listed

### Utilities:

**Electricity supply:** Mains

**Sewerage supply:** Mains

**Water supply:** Mains

### Rights & Easements:

**Does the property have any easements:** Property does not have easements

**Does the property have public rights of way:** Property does not have public rights of way across the property

**Does the property have restrictions:** Property does not have restrictions

### Flooding:

**Has the property flooded in the last 5 years:** Property has not flooded in the last five years

**Last flood date:**

**Does the property have flood defences:** Property does not have flood defences



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



For more information, scan the QR code or visit the link below



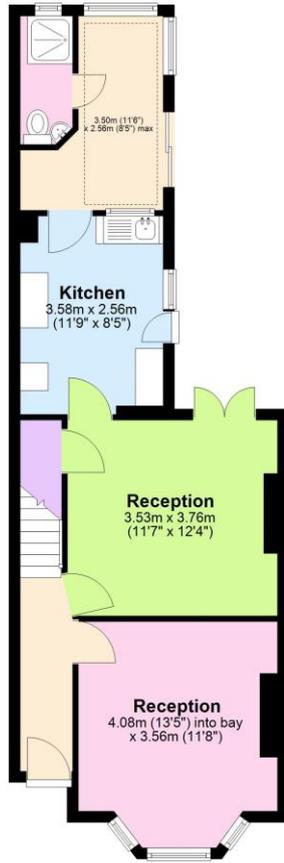
<https://www.winkworth.co.uk/sale/property/BLA260021>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



### Ground Floor

Approx. 51.5 sq. metres (554.8 sq. feet)



### First Floor

Approx. 43.2 sq. metres (464.8 sq. feet)



Total area: approx. 94.7 sq. metres (1019.6 sq. feet)

**Blackheath**

0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)

**Winkworth**

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.