



CITYVIEW, CHARLTON, SE7
£580,000 SHARE OF FREEHOLD

A STUNNING AND LARGE TWO BEDROOM DUPLEX APARTMENT, MEASURING OVER 1,300 SQFT AND PART OF THIS HIGHLY UNIQUE GATED DEVELOPMENT, QUIETLY LOCATED MOMENTS FROM CHARLTON VILLAGE.

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DESCRIPTION:

We are delighted to offer this stunning and large two bedroom duplex apartment, measuring over 1,300 sqft and part of this highly unique gated development, quietly located moments from Charlton House/Village and minutes away from Blackheath Standard. In fabulous condition throughout the welcoming entrance hallway leads to a large and bright living room, with an open plan modern kitchen, which combined in themselves measure 621 sqft in size. Just off the large entrance hallway there is also a further WC. On the upper floor, is a wide landing area and two very good sized double bedrooms, one with a lovely en-suite and a further spacious family bathroom. This bespoke private development also enjoys secure off street parking in the garage below. City View boasts elegant communal areas and this apartment, in particular, offers a private landscaped outlook and outstanding views of the Canary Wharf which can be accessed via North Greenwich as can Bank and other key London stations. Nearby Charlton station provides rapid access to DLR at Greenwich and rail services to London Bridge etc. Easy access to the O2, Greenwich and Blackheath allows for excellent entertainment and dining options. Also close by, are a huge new Marks & Spencer and Sainsbury, a good nursery and primary school. Your earliest viewing is recommended.

AT A GLANCE

- CHAIN FREE
- duplex apartment
- raised ground and first floor
- two large bedrooms
- secure underground parking
- gated very quiet elegant development
- excellent condition
- two bathrooms
- downstairs toilet
- short bus ride to North Greenwich





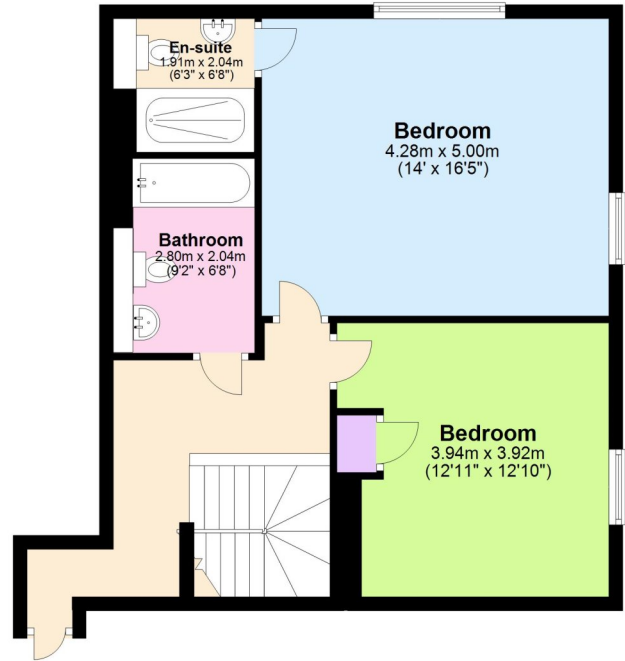
Ground Floor

Approx. 61.7 sq. metres (664.7 sq. feet)



First Floor

Approx. 59.6 sq. metres (641.7 sq. feet)



Total area: approx. 121.4 sq. metres (1306.4 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC	81	82

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