

51 Marlborough Lane, Charlton SE7 - Consented 2-Bed End-Terrace Plot

Guide: £180,000-£200,000 | Indicative GDV: c. £550,000 (buyer to verify)

Planning: Royal Borough of Greenwich Ref 22/3146/F (Granted 17 Nov 2023; conditions apply)



Executive summary

- Corner site at Marlborough Lane & Sutlej Road with planning GRANTED for a new 2-storey, 2-bed end-of-terrace dwelling.
- Approved scheme shows c. 76 sq m (GIA) over two floors - c. 818 sq ft; an additional loft room takes the total to c. 81 sq m / 872 sq ft (buyer to verify and confirm classification).
- Residential street of 1930s houses close to Charlton Park; design complements existing terrace and improves the streetscape.
- Excellent connectivity: 0.7 miles to Charlton station; 1.2 miles to Blackheath Village; frequent buses to North Greenwich & Greenwich Town.

Location highlights

The property is moments from Charlton Park and close to Hornfair Park (with Charlton Lido, gym, tennis and BMX), Charlton House gardens, Oxleas Woods, Shrewsbury Park, Blackheath Common and Greenwich Park. Local shopping includes M&S, Sainsbury's and the O2. The Elizabeth Line is accessible via nearby interchanges.

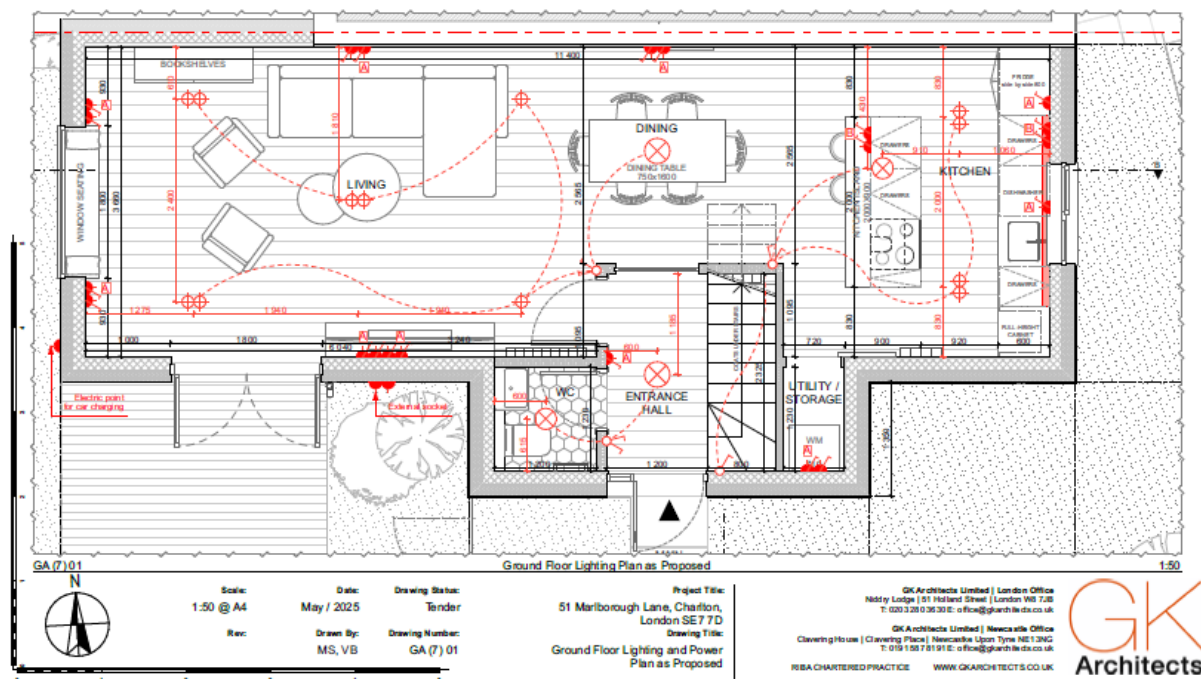
Numbers at a glance

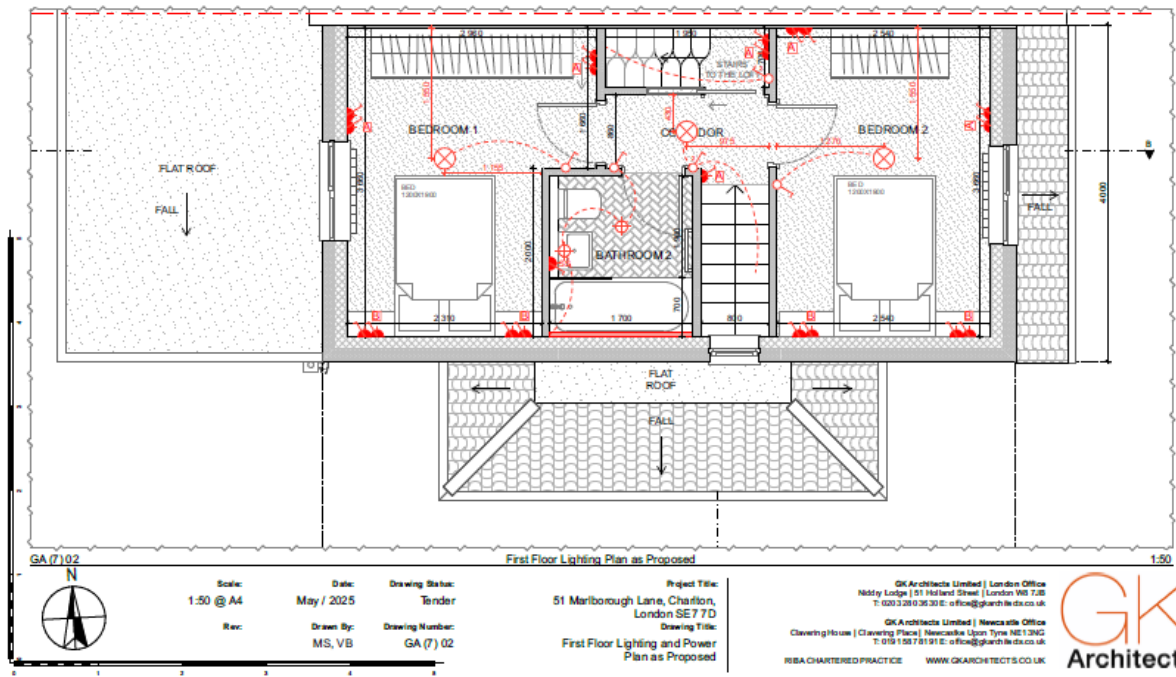
Approx. GIA (two floors): ~76 sq m (c. 818 sq ft).

Approx. total including loft room: ~81 sq m (c. 872 sq ft).

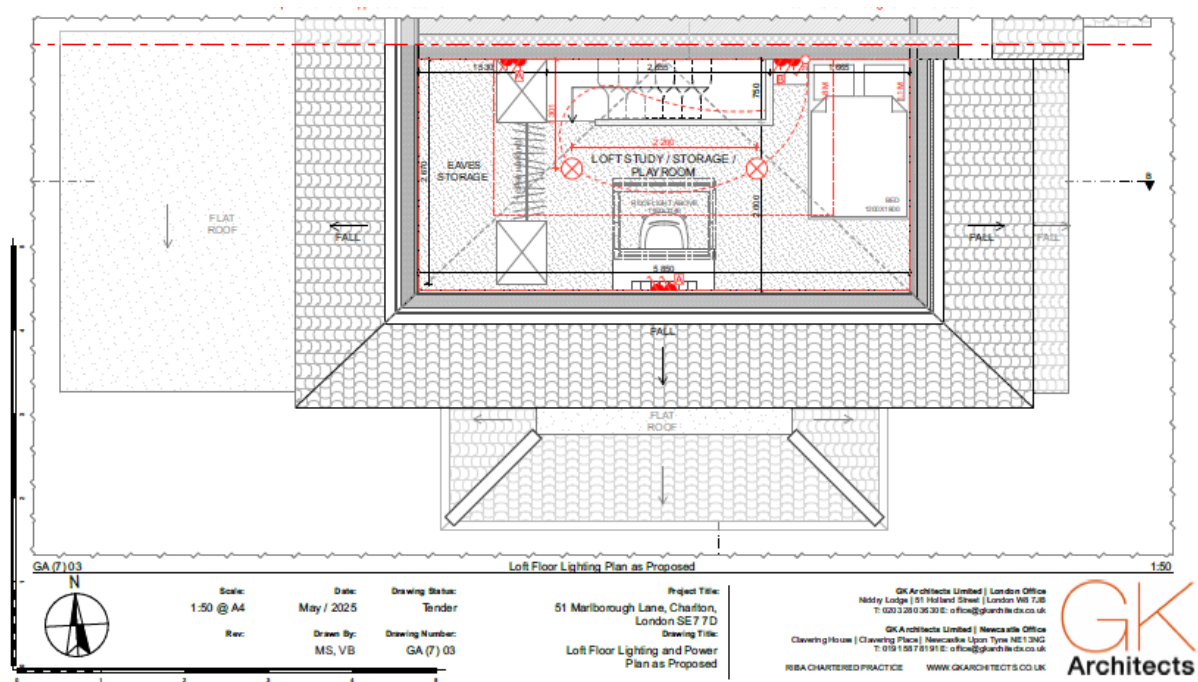
All areas are approximate and subject to verification and to confirmation of whether the loft room is classed as GIA/habitable by the purchaser's advisors. Full planning pack (decision notice, approved drawings, statements and title) available on request.

Approved plans (not to scale)





Approved plans (continued)



Next steps & contact

For the full data room (planning decision & conditions, approved drawings, refuse strategy, existing drawings and title) or to arrange a site visit, please contact:

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