



SUNDORNE ROAD, CHARLTON, LONDON, SE7 7PR
OFFERS IN EXCESS OF £400,000 LEASEHOLD

A BEAUTIFULLY REFURBISHED TWO DOUBLE BEDROOM GROUND FLOOR VICTORIAN CONVERSION WITH A 69FT PRIVATE REAR GARDEN, MOMENTS FROM CHARLTON STATION AND WITHIN EASY REACH OF BOTH GREENWICH AND BLACKHEATH. CHAIN FREE.

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DESCRIPTION:

The property has been tastefully renovated throughout to provide a warm, elegant home that blends classic features - high ceilings, bay window and period fireplace – with contemporary finishes and a calm, neutral décor.

The accommodation comprises a generous bay-fronted reception room, with plenty of natural light. Beyond this lies a well-proportioned double bedroom, and to the rear a second double bedroom overlooking the garden. The modern fitted kitchen includes integrated appliances and opens directly onto the private outdoor space. The bathroom is finished with smart contemporary tiling and a full-size bath with shower over. The rear garden is larger than you might expect, mainly lawn with a patio seating area and side access, ideal as a quiet retreat, entertaining space or even to accommodate a future garden studio/home office (subject to the usual consents).

The property further benefits from a healthy 101 year lease and is sold chain free. Early viewing is essential.

Sundorne Road is exceptionally well placed for both day-to-day convenience and weekend lifestyle. Charlton mainline station is just 285 metres away, providing fast overground and Thameslink services into London Bridge, Cannon Street, the City and even Luton Airport. Blackheath Village and Greenwich are only a couple of minutes away by train — with Blackheath offering boutique shops, independent restaurants and its popular farmers' market, and Greenwich providing a charming historic town centre with Royal Greenwich Park, the Cutty Sark, National Maritime Museum and covered market. The wider transport network is excellent, with DLR, bus, riverboat, the foot tunnel and the cable car all easily accessible, and North Greenwich station (Jubilee Line & Elizabeth Line connections) putting Canary Wharf, the City and the West End within easy reach. For shopping and leisure, Greenwich Shopping Park and the Bugsby Way retail park (including M&S, Sainsbury's, Starbucks and much more) are only a short walk away. The wider North Greenwich/Charlton Peninsula continues to grow and now offers an array of amenities — Marks & Spencer, Ikea, Dunelm, various restaurants and, of course, the O2 arena.

Charlton Village and Blackheath Standard provide a great range of independent shops, cafés and everyday essentials, while Charlton Park and the historic Jacobean Charlton House offer fantastic green space. The area is also spoilt for choice with several Ofsted 'Outstanding' primary schools, including Monkey Puzzle Charlton day nursery & preschool, all close at hand.







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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	69 C	77 C
39-54	E		
21-38	F		
1-20	G		

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