



Eastcombe Avenue, Charlton, London, SE7

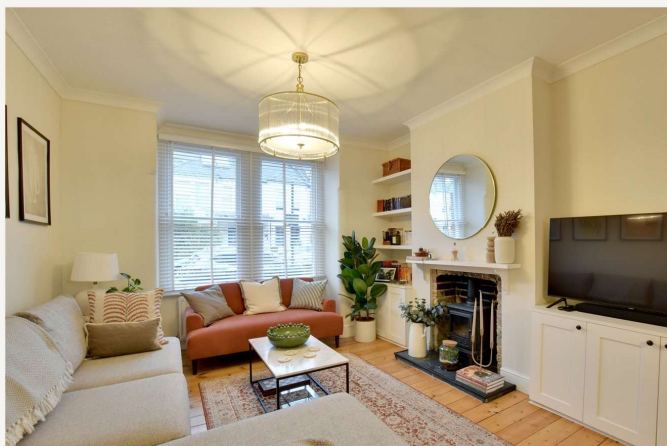
£850,000 *Freehold*

3  2  2 

This attractive three double bedroom, two bathroom, Victorian house combines period character with thoughtful modern updates and a beautifully landscaped south-facing garden set within the popular Charlton Slopes and close to Blackheath Standard and Westcombe Park and Charlton stations.

KEY FEATURES

- period home
- excellent condition
- three bedrooms
- two bathrooms
- popular location
- very close to school
- close to station



Blackheath

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A chequered tiled path and walled front garden lead to the front door and into a welcoming hallway. Here, original details set the tone, with the stripped wooden floorboards now running straight through into the full-length double reception room. This elegant, through living and dining space enjoys excellent natural light from the large bay window to the front and double glazed sash windows to the rear, with a feature fireplace and high ceilings adding to the sense of volume. The exposed floorboards tie the room together, giving a warm, cohesive feel that works equally well for relaxed evenings or more formal entertaining. To the rear, the impressive kitchen/breakfast room offers farmhouse-style units complemented by a range cooker, butler sink and integrated appliances, with plenty of room for a family table. Bi-fold doors open directly onto the garden, creating a lovely connection between inside and out during the warmer months, and there is also a convenient guest cloakroom on this level.

Outside, the southerly garden has been landscaped for low maintenance and maximum enjoyment, with a generous paved terrace for dining and lounging, raised beds and established planting providing greenery and privacy.

Upstairs there are three genuine double bedrooms, all with the newly stripped and finished floorboards continuing the period feel. The principal bedroom to the rear benefits from an en-suite shower room, while the additional two doubles are served by a stylish modern family bathroom. Many neighbouring homes have converted their lofts, so there is clear potential to extend further (subject to the usual consents) if required.



The property is located within 625 metres of both Westcombe Park (390 metres) and Charlton (615 metres) 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
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Mobile signal: Yes

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



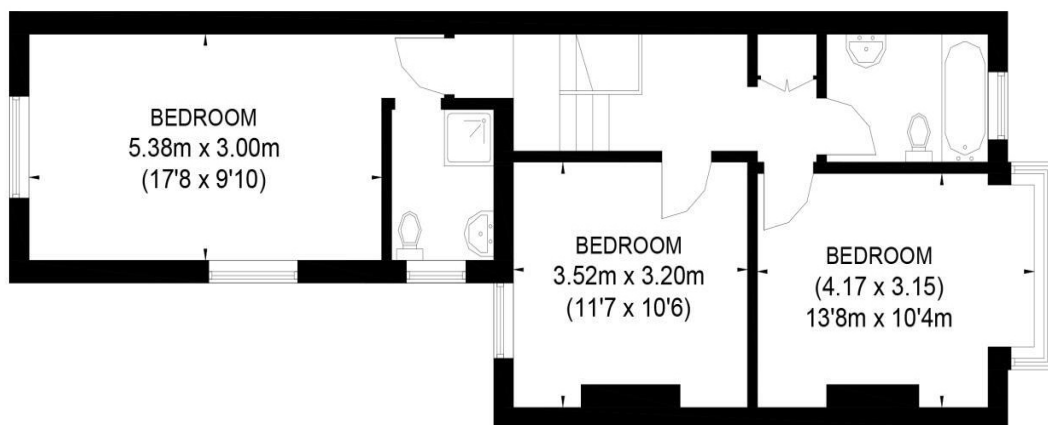
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

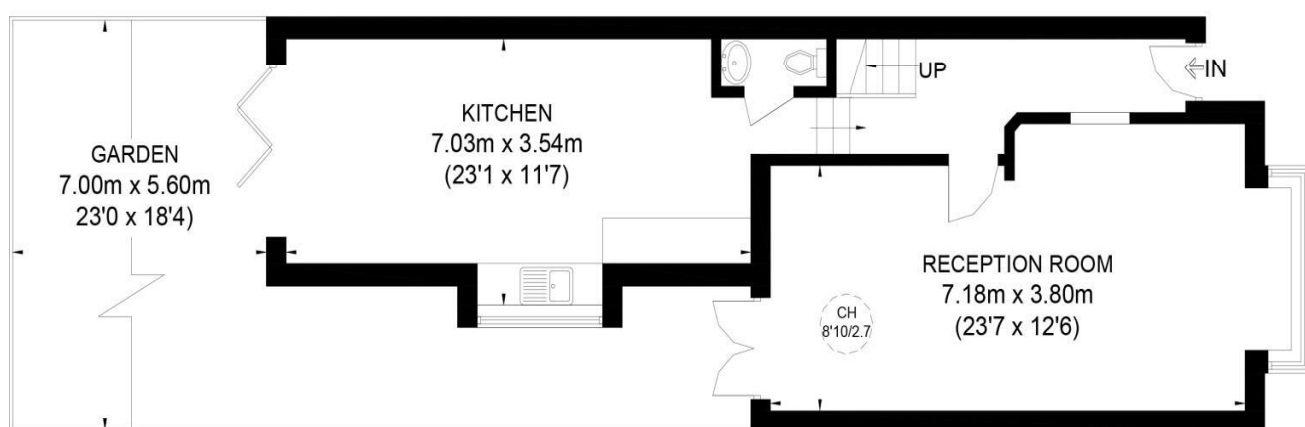


<https://www.winkworth.co.uk/sale/property/BLA250701>

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.



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 643 SQ. FT. (59.8 SQ. M.)
 FIRST FLOOR = 637 SQ. FT. (59.2 SQ. M.)
 TOTAL = 1280 SQ. FT. (119.0 SQ. M.)

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