



BOWEN DRIVE, CHARLTON, SE7 7GA
GUIDE PRICE £350,000 - £365,000 LEASEHOLD

A BRIGHT AND BEAUTIFULLY PRESENTED ONE DOUBLE BEDROOM, THIRD FLOOR APARTMENT WITH A PRIVATE BALCONY, UTILITY ROOM AND LONG LEASE – IDEALLY POSITIONED FOR CHARLTON STATION AND THE EXPANDING AMENITIES OF THE GREENWICH/CHARLTON PENINSULA.

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DESCRIPTION:

Built in 2019, the property forms part of a modern and secure development with lift access, residents' parking and bicycle storage. Internally the apartment offers a generous open-plan kitchen/reception room fitted with integrated appliances and providing ample space for both dining and relaxing. Full-height glazed doors lead directly onto a sizeable private balcony, perfect for morning coffee or evening entertaining. The double bedroom is well proportioned and enjoys excellent natural light, while the bathroom is finished to a high standard with contemporary tiling and a shower over the bath. There is also a very useful utility/storage cupboard off the hallway.

The flat is offered chain free and benefits from a 999 year lease from 2019, making it an ideal first purchase or rental investment.

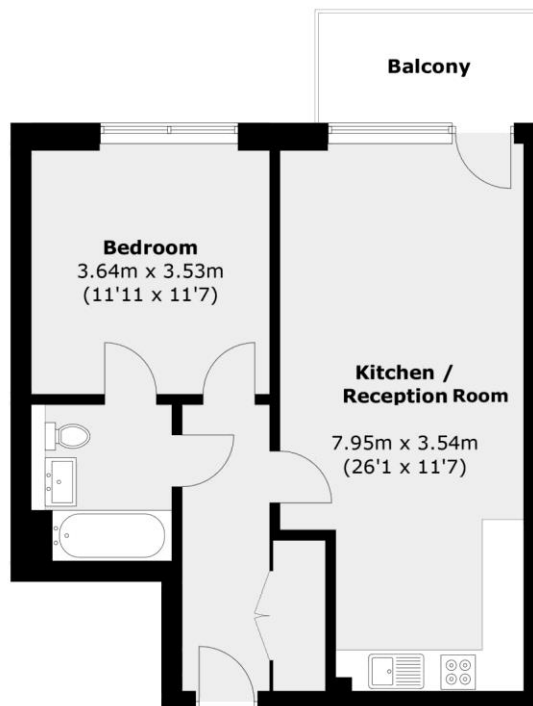
Cassidy House is superbly located, just a few minutes' walk from Charlton station, with fast overground and Thameslink services into London Bridge, Cannon Street and the City, and regular buses to North Greenwich for the Jubilee Line and the Elizabeth Line. An extensive range of shops, supermarkets and gyms are right on the doorstep, while nearby Greenwich and Blackheath provide boutique shopping, weekly farmers' markets, Royal Greenwich Park and excellent riverside walks. The O2 arena and the M&S/Sainsbury's retail hub on the Greenwich Peninsula are only a short walk away.

AT A GLANCE

- bright third-floor apartment with lift
- spacious double bedroom
- open-plan kitchen/reception
- private balcony
- modern bathroom
- utility/storage cupboard
- 999-year lease (from 2019)
- chain free
- close to Charlton station & amenities







Total area (approx.): 53.0 sq. m (570.5 sq. ft)
Balcony : 5.1 sq. m (54.8 sq. ft)

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	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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