



Charter Buildings, London, SE10

£1,150,000 *Freehold*

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A beautifully presented and exceptionally well-located three/four-bedroom modern family home, quietly positioned within a gated development on the ever-popular Ashburnham Triangle in West Greenwich. Measuring approximately 1,306 sq ft, the property offers well-proportioned and versatile accommodation, together with a secluded rear garden and secure allocated off-street parking.

KEY FEATURES

- Three/four-bedroom modern family home
- Approx. 1,306 sq ft
- Prime Ashburnham Triangle location
- Gated private development
- Secure allocated off-street parking
- 15ft reception with bespoke storage
- 15ft kitchen/breakfast room



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Presented in superb order throughout, the ground floor opens into a welcoming 15ft reception room, featuring a bespoke media cabinet and excellent built-in storage, with glazed doors opening directly onto the private rear garden. To the rear is an impressive 15ft kitchen/breakfast room, providing an excellent range of fitted units, generous worktop space and ample storage, with large sliding doors allowing plenty of natural light and creating a lovely connection with the garden.

Also on this floor is a versatile study/4th bedroom, ideal as a home office, guest room or occasional bedroom, together with a separate WC.

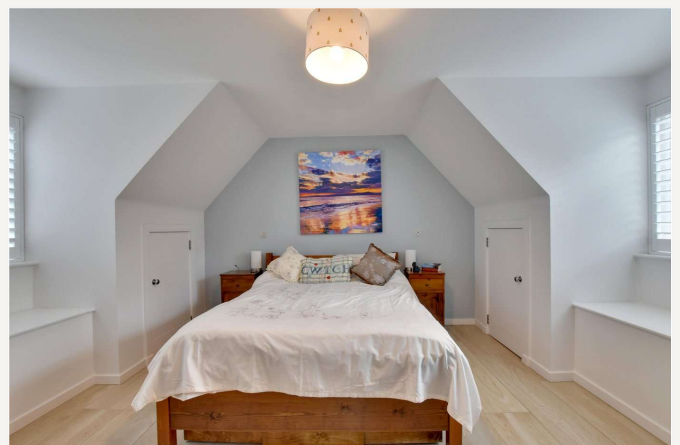
Upstairs are three generous double bedrooms, including an impressive principal bedroom with a walk-in wardrobe, additional storage and a well-presented en-suite shower room. A stylish family bathroom serves the remaining bedrooms.

The private rear garden is a particular feature, being L-shaped, secluded and wonderfully low maintenance, with a paved area and artificial lawn providing useful space for outdoor dining and entertaining. There is also excellent loft space, which offers considerable potential to create an additional bedroom and en-suite, subject to the necessary planning and consents, as has been achieved in other properties within the terrace.

The property also benefits from gated communal gardens to the front, together with secure allocated parking. The terrace of just three houses is quietly tucked away to the side of Charter Buildings, itself a sympathetically converted former school building, and occupies a highly desirable position within the Ashburnham Triangle.

The location is equally impressive, with Greenwich mainline station, DLR and riverboat services all providing excellent transport connections, while the historic centre of UNESCO Greenwich is just a short walk away. Here you will find the bustling Greenwich Market, an excellent selection of independent shops, cafés and restaurants, together with the National Maritime Museum, Greenwich University, the Cutty Sark and the beautiful Royal Park, home to the Royal Observatory.

An excellent family home offering a rare combination of space, versatility, outdoor space, parking and potential, all within one of West Greenwich's most sought-after locations.



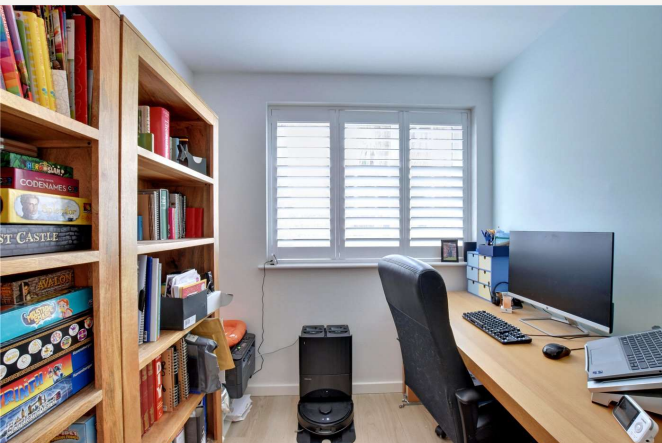
MATERIAL INFORMATION

Tenure: Freehold
Council Tax Band: F
EPC rating: C
Is the property listed: Property is not listed

Utilities:
Electricity supply: MAINS
Sewerage supply: MAINS
Water supply: MAINS
Mobile signal: GOOD

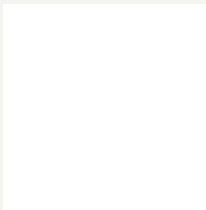
Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

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		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

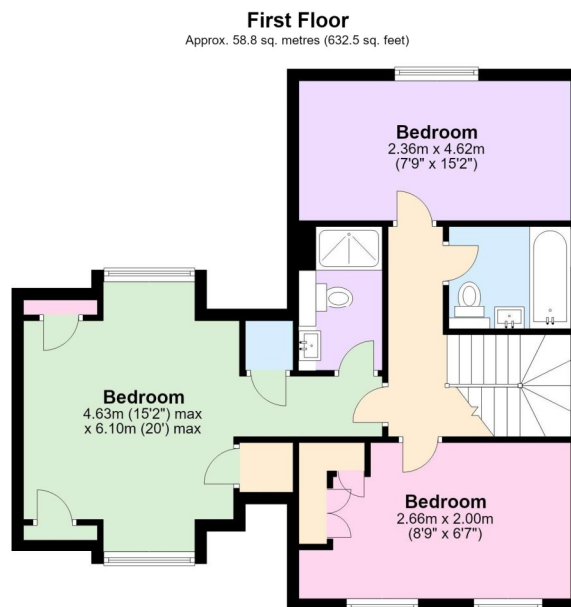
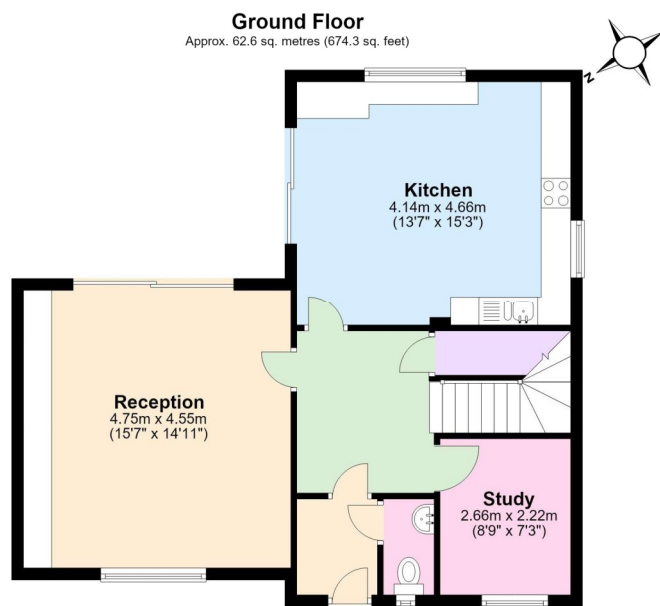
For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/GRE260238>

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.





Total area: approx. 121.4 sq. metres (1306.8 sq. feet)

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