



WELLINGTON GARDENS, CHARLTON, LONDON, SE7 7PJ
£700,000 FREEHOLD

LOCATED JUST 285 METRES FORM CHARLTON MAINLINE STATION, IS THIS SPACIOUS THREE BEDROOM PLUS A STUDY, THREE RECEPTION ROOM, EDWARDIAN HOUSE WITH OFF STREET PARKING AND A SOUTH FACING GARDEN.

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DESCRIPTION:

From the moment you step inside, the original character of the home shines through, with its elegant architraves, exposed floorboards, and period fireplaces all lovingly retained. The ground floor offers a wonderful balance of formal and informal living, with two large interconnecting reception rooms perfect for entertaining or relaxing, complemented by a separate dining room and a modern fitted kitchen. Upstairs, the first floor hosts a large 16'2 x 14'7 master bedroom with bay windows and built in wardrobes, two further double bedrooms and a WC with a study and family bathroom on a half landing up to a large room that offers excellent scope to convert further (STPP), making this a home that can grow with you.

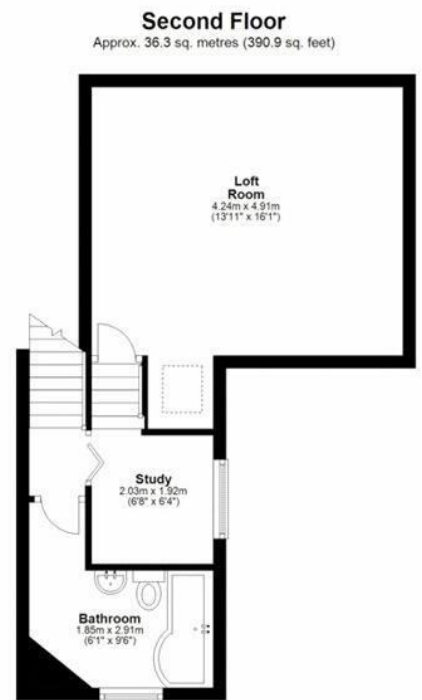
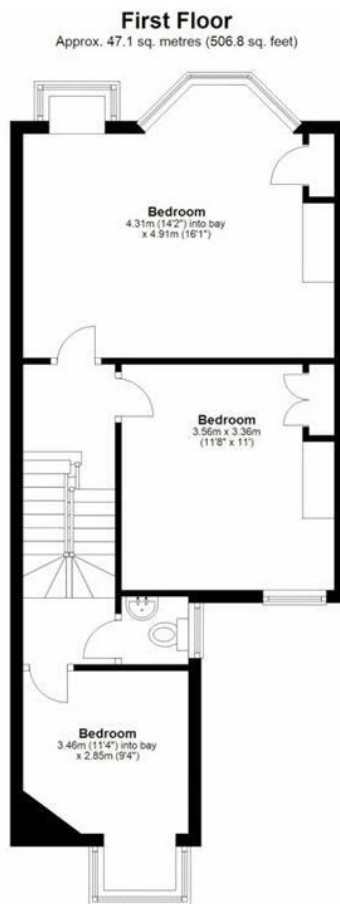
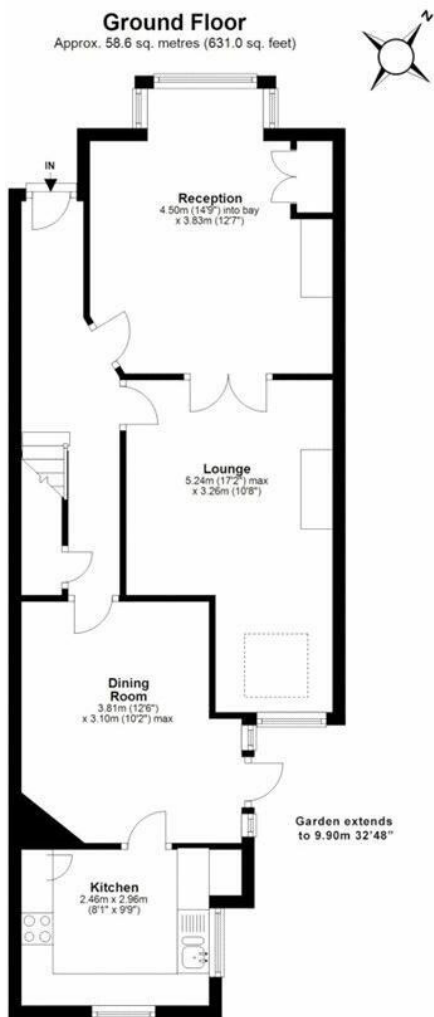
Outside, the south-facing garden has been beautifully landscaped with artificial grass, terrace and flower beds, peaceful and perfect for summer dining. To the front, a private driveway that can accommodate two small cars, a rarity in this part of SE7.

This is a charming period home and your earliest viewing is highly recommended. Video tour can be seen at Winkworth.co.uk

The property is located just 285 metres from Charlton mainline station 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 with 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 a few minutes walk away.







Total area: approx. 142.0 sq. metres (1528.6 sq. feet)
Wellington Gardens, Charlton

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

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		70 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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