



**CHARLTON CHURCH LANE, CHARLTON, SE7 7AA**  
**£288,000 LEASEHOLD**

**A GORGEOUS AND RECENTLY REFURBISHED ONE DOUBLE BEDROOM APARTMENT WITH DIRECT ACCESS TO A LARGE COMMUNAL GARDEN AND LOCATED ON THE GROUND FLOOR OF THIS BEAUTIFUL SEMI-DETACHED VICTORIAN HOUSE.**

**Blackheath | 0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)**





### DESCRIPTION:

The property is in excellent decorative order with gas fired central heating and double glazed windows. The accommodation comprises; a large 13'8 x 12'5 reception room with direct access to a large communal garden, a separate modern kitchen and utility cupboard. There is a good size master bedroom with bay window and a lovely modern bathroom.

This is a superb property ideal for a first time buyer or buy to let investor. There is no chain and there is also potential to purchase the freehold (via separate negotiation). Your immediate viewing is essential. Video tours can be seen at [Winkworth.co.uk](http://Winkworth.co.uk).

Charlton Village has plenty of local shops and daily conveniences. Charlton mainline rail station is very close by, along with the new Marks and Spencer, Sainsbury's and the O2. The new Elizabeth Line is also within close proximity. Blackheath Village, with its array of bars, restaurants and boutiques, and historic Greenwich are both within easy reach.

### AT A GLANCE

- beautiful apartment
- ground floor
- period conversion
- one double bedroom
- recently refurbished
- direct access to communal garden
- very close to shops
- very close to station
- chain free

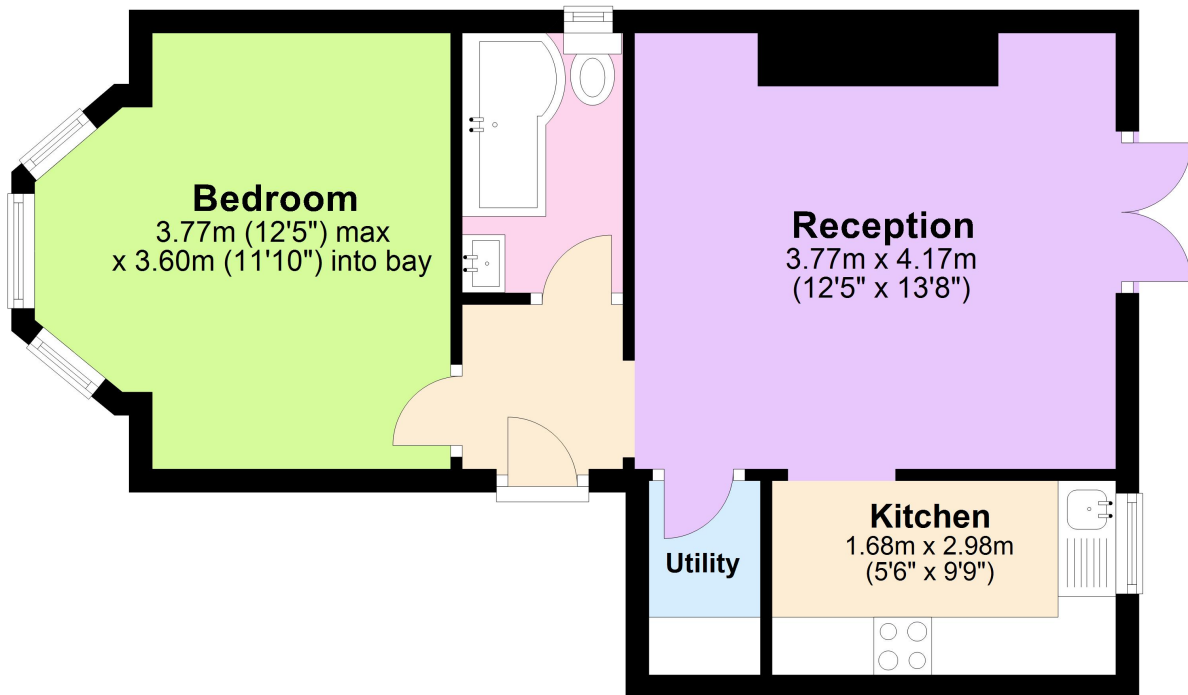






## Ground Floor

Approx. 40.4 sq. metres (435.3 sq. feet)



Total area: approx. 40.4 sq. metres (435.3 sq. feet)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92-100)		
<b>B</b> (81-91)		
<b>C</b> (69-80)		
<b>D</b> (55-68)	59	71
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		