

**To arrange a viewing contact us
today on 01268 777400**



Peartree Way, London Guide price £550,000

Aspire Estate Agents are delighted to offer this chain-free sale of a 3-bedroom, two-floor apartment, complete with a designated parking space and ample storage. The property boasts a spacious dining room with kitchen, perfect for entertaining, along with a separate living room downstairs, providing plenty of space for relaxation. Additionally, there is a downstairs WC for convenience.

Upstairs, the apartment features 3 double bedrooms, with one benefiting from an ensuite bathroom. The remaining bedrooms are generously sized and are serviced by a large family bathroom.

The apartment offers abundant storage options, including built-in cupboards, enhancing the functionality of the space. Lift access and a concierge service add an extra level of convenience.

Situated in Dodds House, this apartment is ideally located close to a wide range of amenities and excellent transport links. It is only a two-minute walk from the River Thames and the Thames Walk, and nearby supermarkets and Charlton Riverside offer a variety of shopping options, including M&S, Sainsbury's, ASDA, Lidl, Aldi, Primark, and Next. Ikea is also within walking distance, and the O2 Arena, with its dining, shopping, and entertainment options, is just a 15-minute walk away.

For those commuting, North Greenwich Station (Jubilee Line) is within a 15-minute walk or a quick 5-minute bus ride, and Westcombe Park Train Station offers regular services to central London.

GROUND FLOOR

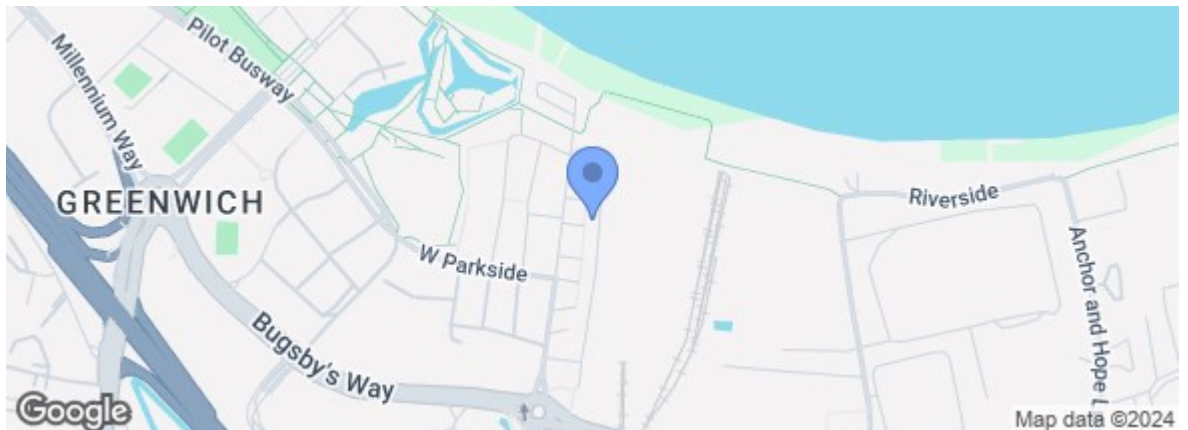


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.