



Bernard Ashley Drive Charlton

The Property

A fantastic ground floor two bedroom flat set within a private residential development close to Charlton mainline station and bus routes.

The property benefits from a lovely kitchen and bathroom and residents parking. It has been double glazed and the lease is presently being extended.

This is a chain free sale and your earliest viewing is recommended



Local Amenities

The property is just 0.4 miles to Charlton Station and 0.7 miles to Westcombe Park Station. By foot to Greenwich Shopping Park is approximately 0.6 miles, and 0.8 miles to historic Charlton Village, Charlton Park, Maryon and Maryon Wilson Parks. Beautiful Blackheath Village is just 1.3 miles away. Charlton Village is one of London's few remaining villages to retain its own identity and original layout, and offers useful shops.

Adjacent is the imposing Charlton House built in 1612, one of the finest examples of Jacobean architecture in Britain. Less than 2 miles away is the UNESCO World Heritage Site of Greenwich, with its Georgian town centre, Old Royal Naval College, Old Royal Observatory, and magnificent Royal Park. There are wonderful markets, shops, restaurants and riverside pubs.

Travel into London

Bernard Ashley Drive is ideally located within a short stroll to Charlton station that has a high frequency rail service. Trains are regular and direct into London, with around 8 per hour in the rush hour times. The journey time to London Bridge is 15-19 minutes, Cannon Street is 20-25 minutes, and Charing Cross is 29-38 minutes.

Very close by are several bus routes that are direct to North Greenwich Tube in minutes, these include numbers 161, 422, 472 and 486. The Tube Station is on the Jubilee Line, just one stop to Canary Wharf and four stops to London Bridge.

OIEO £310,000

Leasehold



Location

Bernard Ashley Drive is off Victoria Way.

Directions

From Charlton Station, turn right onto Charlton Church Lane and then immediately right again onto Delafield Road. At the end of the road turn left onto Inverine Road and then your first right onto Fossdene Road. At the end of that road is Victoria Way, take a right and then the first left into Bernard Ashley Drive.

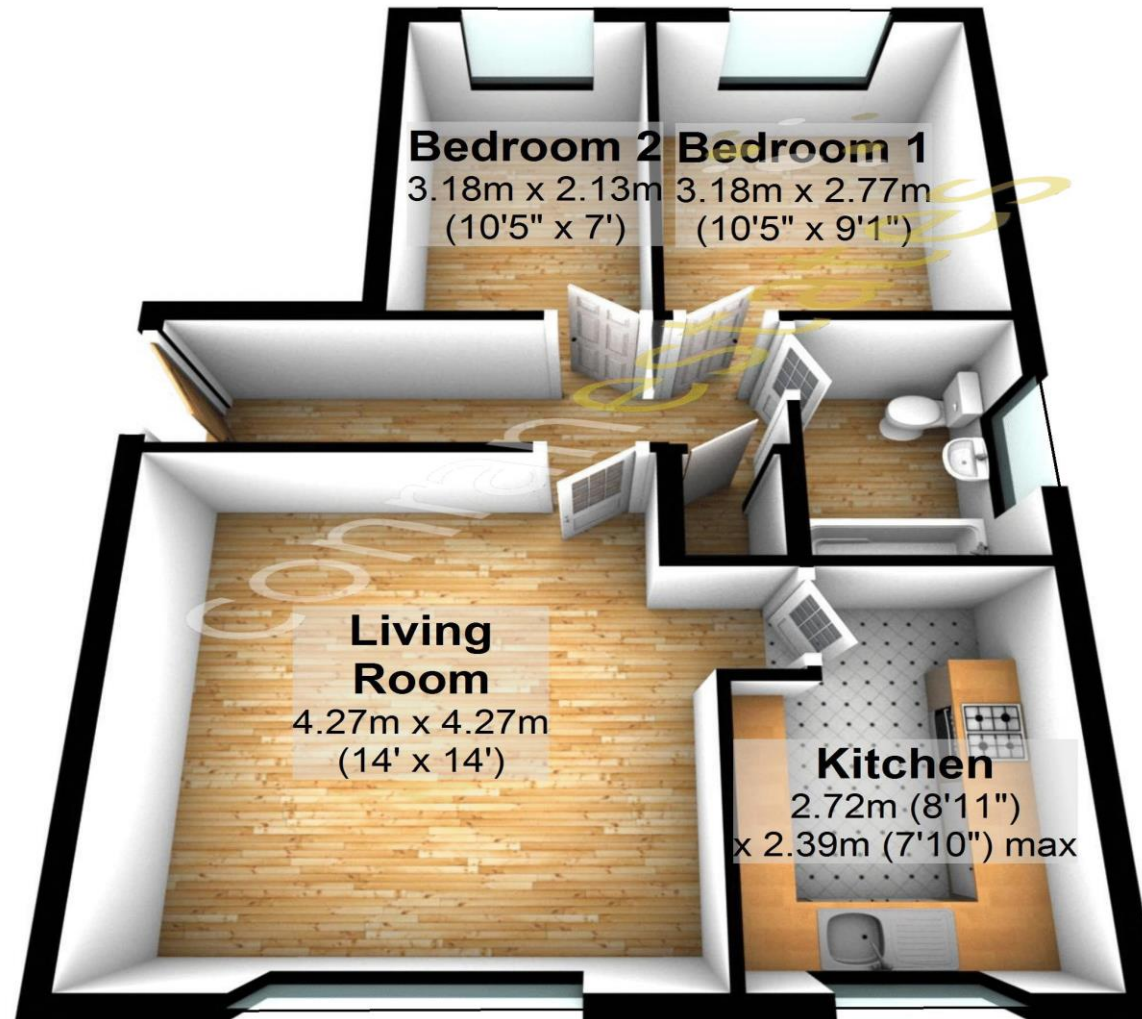


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



First Floor

Total Area: Approx 54 sq. metres (580 sq. feet)



General: Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. These particulars are issued in good faith but do not constitute representations of fact nor form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither H&PCE Ltd t/a Conran Estates nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. **Measurements:** The approximate room sizes and total area are only intended for general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Whilst every attempt is made to ensure the accuracy contained in this document, no responsibility is taken for any error, omission or mis-statement as we would insist for any potential purchaser to undertake their own measurements. **Services:** Please note we have not tested the services of any equipment or appliance in this property, accordingly we strongly advise prospective buyers to commission their own survey reports before finalizing their offer to purchase.