



Charlton Lane, London, SE7 8LB





# Charlton Lane, London, SE7

## Freehold

*An exceptional Victorian family house and well-served by public transport with Charlton mainline nearby, providing connections to Central London and other areas.*

## Key Features

- 3 Double bedrooms
- Period Features
- Stylist kitchen design
- Front and Rear gardens
- Council Tax: **D**
- On road parking
- Close to transport links
- Beautiful Victoria house
- Close to great schools
- EPC: **D**

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## The Property

On the ground floor, you have two good sized reception rooms to the front currently used as the reception living room, has a beautiful period feature fireplace, original mouldings and a large sash double glazed bay window which maximises the light in the room. Reception two is used as a dining room also benefits from original mouldings and a feature period fireplace and access to the garden through double glazed French doors.

To the back of the property, you have a stylish kitchen with built in base and wall mounted units, with integrated eye level appliances and stone worktops and access through double doors into the garden. There is only a cloakroom/WC. The rear garden is well presented with a paved area just outside the property ideal for dining with a large area for garden furniture and the rest is laid to lawn. Easily maintained throughout.

On the first floor is a choice of three spacious double bedrooms, master with large built in wardrobes plus a contemporary four piece bathroom with both bathtub and a full size walk in shower.









## Top Three Things Our Sellers Love About Their Home

- 1** Entertaining in the double reception room has been a joy — the period features and cozy fireplace always steal the spotlight at our gatherings
- 2** Cooking in the kitchen flooded with light with a wide open view of the garden has been one of our favourite things to do.
- 3** The side access to the garden means we don't have to drag our muddy bikes through the house and safely store them in the backside shed.

## Top Three Things Our Sellers Love About The Area

- 1** It is rare even in London to have 3 beautiful parks in walking distance. We have loved taking kids up to the animal park and going for quick morning tennis sessions.
- 2** It sits equidistant from Jubilee line taking us everyday to work to Central within 40 mins and similarly to Elizabeth line allowing going for West end shows and heathrow quickly. Not to mention the National rail making reaching London Bridge and City a breeze.
- 3** We love the neighbours and the lovely sense of community with an active whatsapp group where everyone is ready to help and share.

## What First attracted you to your home

It had the right mix of modern and period features, making it ready to move in and yet allowing us to put our stamp on it.

\*\*\*\*All property information, service charge, ground rent and lease length have been provided by the owners, we advise you to seek further legal clarity via your solicitor\*\*\*\*







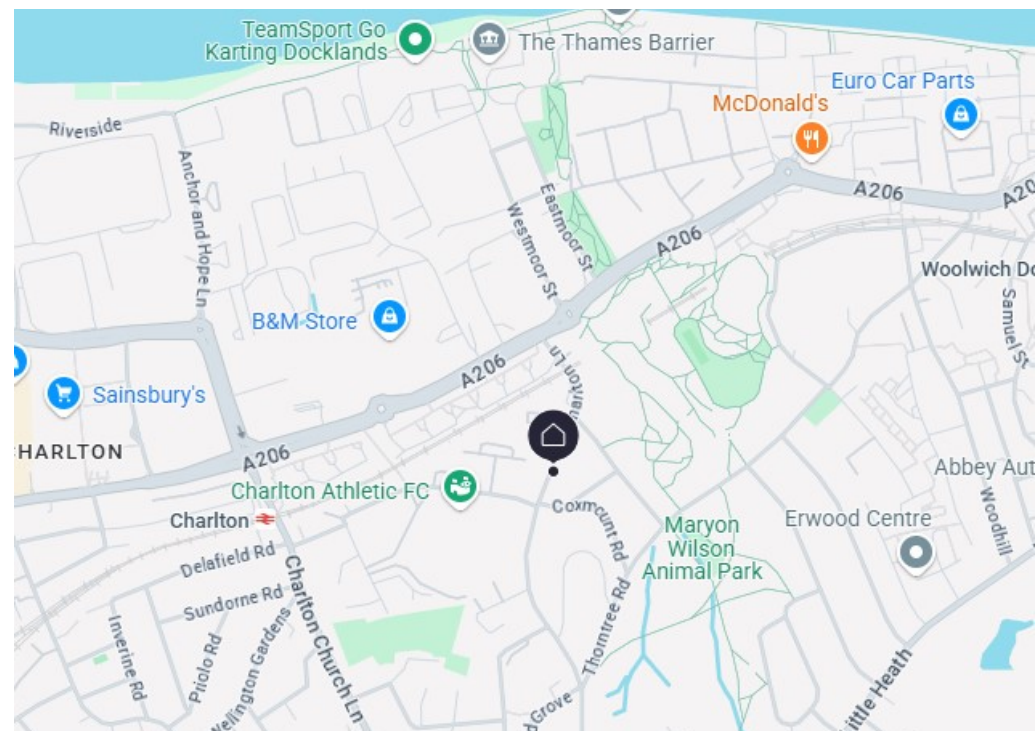








## Location



The closest station to the property location is Charlton Station which is 0.3 miles away. You also have the benefit of West Park Station which is 0.9 miles away.



The closest station is North Greenwich which is 2.2 miles away which services the Jubilee Line. Also you have the added benefit of Woolwich Elizabeth line.



City Airport is 5.4 miles from this location via A102. Heathrow Airport is 67 miles via M25. Gatwick Airport is 43.7 miles also via the M25.



Surrounded by greenery, and a rare combination of proximity to three beautiful parks which among them contain a kids play area, tennis court, cricket pitch and an animal park.



## Charlton Lane, SE7

Approximate Gross Internal Area = 112.1 sq m / 1207.1 sq ft

Basement = 8.6 sq m / 92.7 sq ft

Total = 120.8 sq m / 1299.8 sq ft



Illustration for identification purposes only, measurements are approximate,  
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22 College Approach,  
Greenwich Peninsula, SE10 9HY  
Tel: 020 8463 6759

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