



RAPHAEL AGBANDJE POWERED BY **exp** TM UK

@ raphael.agbandje@exp.uk.com

🌐 raphaelagbandje.exp.uk.com

☎ 0203 488 5876



## Floyd Road, Charlton, London SE7 8AN

Guide Price £350,000

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- Chain Free
- Spacious Bathroom
- Decked Balcony
- Close to Transport and Amenities
- Split level Apartment
- 18Ft Reception/Kitchen
- Two Double Bedrooms



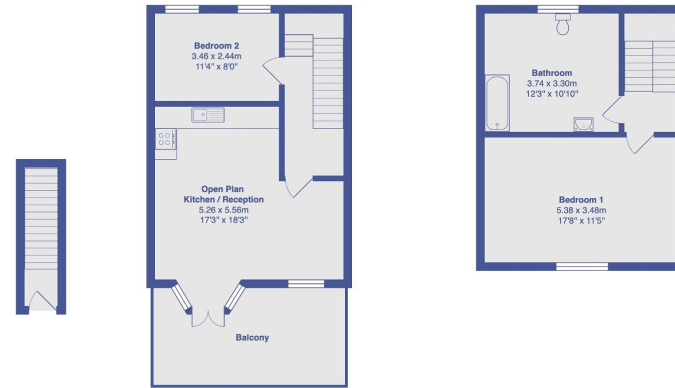
Guide Price £350,000 - £400,000.

Tucked away in a serene locale just a stone's throw from "The Valley," the cherished home ground of Charlton Athletic Football Club, and Charlton National Rail Station, lies this expansive split-level duplex apartment. Offering bright and airy living spaces spread across two floors, encompassing a generous 818 sq ft. The first floor greets you with an impressive 18ft open-plan reception/kitchen area that seamlessly flows onto a charming decked balcony, offering views down the street. Additionally, a cozy double bedroom is located on this level. Ascending to the upper floor, you'll find a spacious family bathroom and another well-proportioned double bedroom, completing the living accommodation.

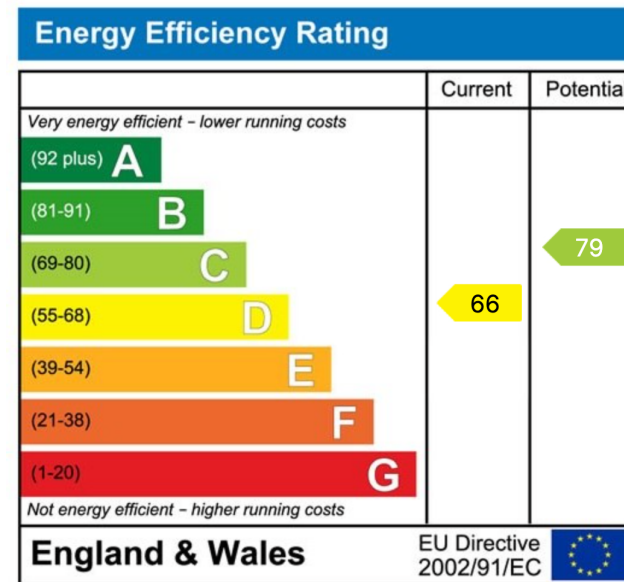








38, Floyd Road, Charlton, SE7 8AN  
 Total Area: 76.0 m<sup>2</sup> ... 818 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only



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