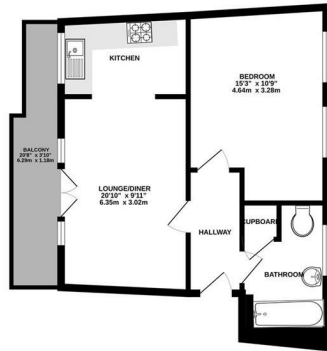




GROUND FLOOR



TOTAL FLOOR AREA - 452sqm (10,611sqft) approx.
 All measurements are approximate and should not be used for legal purposes. The actual measurements may vary slightly from those shown on the plan.

Welcome to this charming one-bedroom flat located on Charlesmere Gardens, Thames Reach. This purpose-built property offers a comfortable living space, perfect for individuals or couples seeking a modern urban lifestyle. Spanning an area of 452 square feet, the flat features a well-appointed reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests.

The bedroom is a peaceful retreat, offering ample space for furnishings and personal touches. The bathroom is conveniently located and designed for both functionality and comfort. One of the standout features of this property is the inclusion of parking for one vehicle, a rare find in London, ensuring that you have a secure place for your car.

The location in Charlesmere Gardens is not only tranquil but also well-connected to the vibrant life of London, making it easy to access local amenities, shops, and transport links.

This flat is a perfect blend of convenience and comfort, making it an excellent choice for those looking to enjoy the best of city living. Don't miss the chance to make this delightful property your new home.

Entrance

Via communal entrance into communal hallway, with lift and stairs to first floor terrace. Further communal door into communal hallway, stairs to third floor

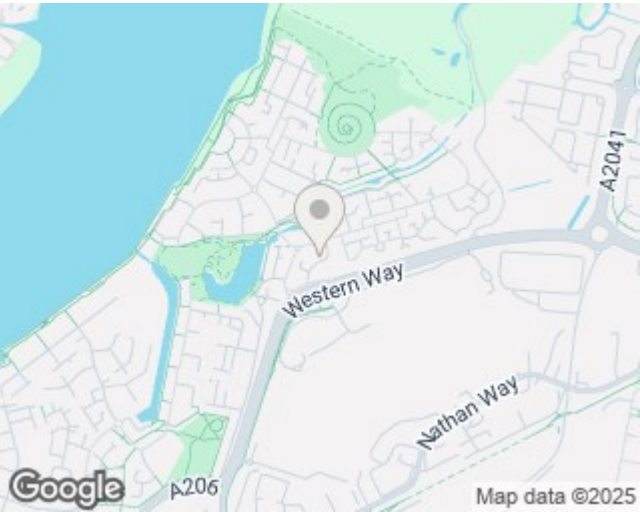
Hallway

Lounge/Diner

6.35m x 3.02m (20'9" x 9'10")
 Double glazed window and door to balcony, laminate flooring, wall-mounted electric heater, ceiling light, opening to Kitchen

Balcony

6.29m x 1.18m (20'7" x 3'10")



Kitchen

2.93m x 1.67m (9'7" x 5'5")

Range of fitted wall and base units, integrated fridge/freezer, space and services for washing machine, integrated electric oven and hob with extractor hood over, one bowl sink with drainer, space and services for dishwasher, ceiling light, vinyl flooring, double glazed window

Bedroom

4.64m x 3.25m (15'2" x 10'7")

Double glazed windows to flank, laminate flooring, ceiling light, wall mounted electric heater

Bathroom

2.03m x 3.02m (6'7" x 9'10")

Suite comprising low level WC, pedestal hand wash basin, bathtub with shower curtain and power shower, double glazed window

Boiler Cupboard

1m x 0.90m (3'3" x 2'11")

Cupboard housing consumer unit and water storage tank

Additional Information

EPC: 76C
 Local Authority: Greenwich
 Council Tax Band: B
 Years Remaining on Lease: 105 Years
 Ground Rent: £150 pa
 Ground Rent Review Period: Every 25 years
 Service Charge: £2,998.68
 We have been advised that the block is EWS1 compliant

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

- Chain Free
- Lift Access - Third Floor
- EWS1 Compliant
- Communal Parking
- Close to Woolwich Elizabeth Line & Plumstead Rail Station
- Close to Local Shops & Amenities
- Good Transport Links
- Private Balcony
- EPC 76C
- Council Tax Band B