

Kenya Road, London

Guide Price £475,000

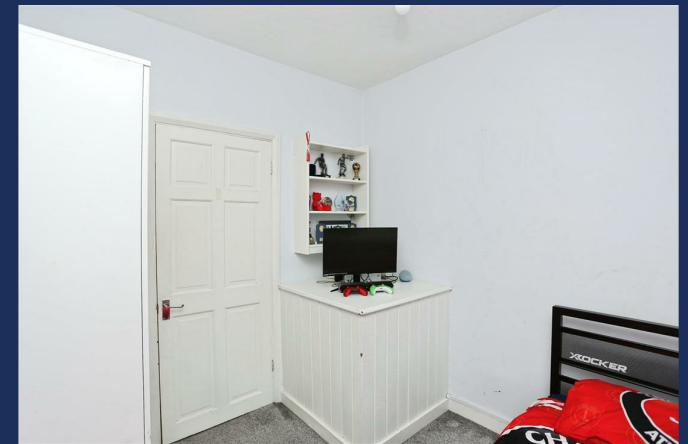
Key Features

- Three Spacious Bedrooms
- Dual Reception Spaces
- Well Proportioned Private Garden
- Contemporary Shower Room
- Located in Popular Charlton SE7
- Strong Transport Links
- Ideal for Cultural Buyers
- Plenty of Natural Light
- EPC Rating C (71)
- Council Tax Band C

Property Summary

****Guide price £475,000 - £500,000****

A charming and generously sized three-bedroom family home set within the well-connected heart of Charlton, welcome to Kenya Road, a property that blends practicality with potential in one of Southeast London's most culturally rich residential pockets.



Property Overview

Stepping inside, you're greeted by a bright and traditional hallway leading into two spacious reception areas, ideal for both formal hosting and relaxed family time. The rear dining room flows naturally into the galley-style kitchen, which offers a lovely view out to the private rear garden, a peaceful mix of lawn and patio, perfect for summer gatherings or quiet morning coffees.

Upstairs, three well-proportioned bedrooms provide flexible sleeping arrangements, with Bedroom 1 and Bedroom 2 both large enough to accommodate king-sized beds and additional furniture. The modern shower room sits conveniently off the landing, offering an easy-to-maintain and functional setup for busy households.

The home is warmed by a strong sense of community and long-standing ownership in the area. While the property would benefit from light modernisation in places, it has clearly been well maintained and offers a perfect foundation for any buyer looking to settle long-term and make it their own.

Outside, the garden offers a versatile space that caters to both relaxation and utility. Whether you're looking to landscape, plant, or entertain, there's room to create your own green retreat in the city. A detached shed provides useful storage for garden tools or hobby equipment.

About The Area

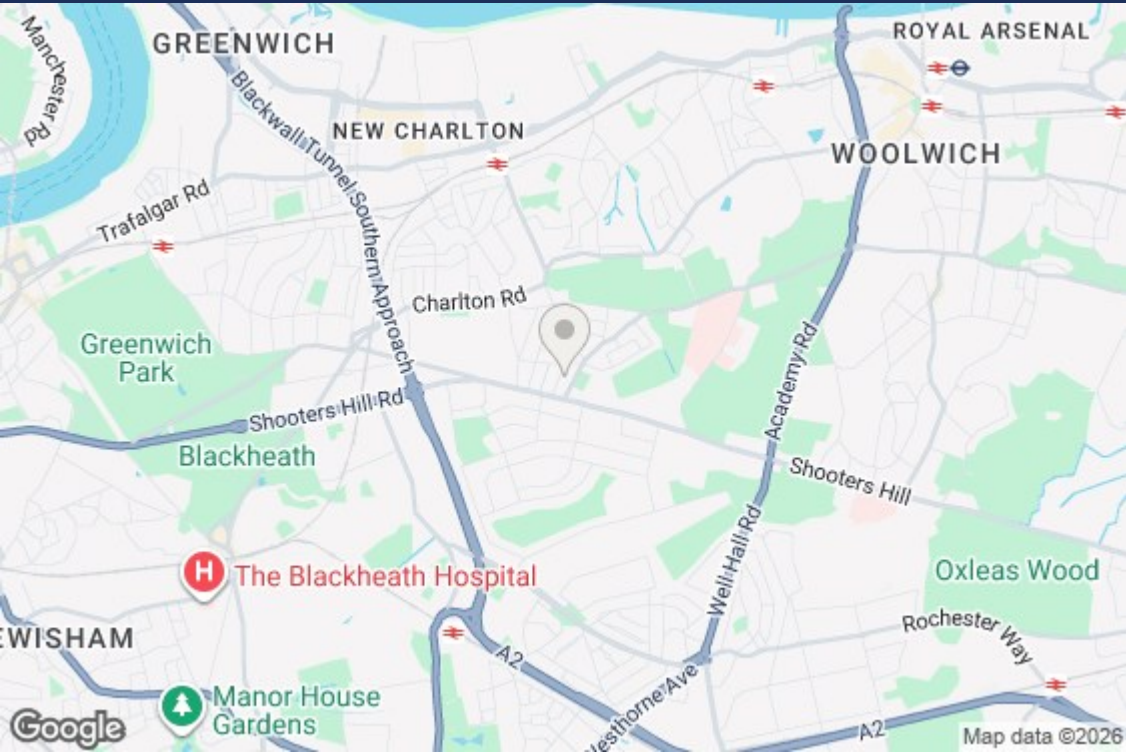
Nestled in a residential pocket of Charlton SE7, Kenya Road enjoys an enviable location with easy access to both Greenwich Peninsula and the historic heart of Greenwich. The area blends the charm of established neighbourhoods with the rapid regeneration and cultural vibrancy of South East London.

Transport links are a major draw: Charlton Station is just a short walk away, offering direct trains to London Bridge in under 20 minutes, with connections to Cannon Street, Charing Cross and beyond. North Greenwich (Jubilee Line) is also easily accessible by bus, giving you quick access to Canary Wharf, Stratford Westfield, and central London, perfect for professionals and creatives alike.

Culture lovers will feel right at home. You're within easy reach of the O2 Arena, one of London's premier venues for live music, exhibitions, restaurants and cinemas. The Greenwich Picturehouse, Cutty Sark, and Royal Observatory are all within reach, offering a rich blend of arts, history and riverside walks. The nearby Greenwich Peninsula Ecology Park and Thames Path are perfect for outdoor escapes.

Locally, Charlton benefits from retail hubs like Greenwich Shopping Park and Marks & Spencer Simply Food, along with cafes and community amenities. This pocket of SE7 is a firm favourite with buyers seeking a balanced lifestyle: proximity to the city, access to green space, and a strong sense of neighbourhood identity.

Lounge
14'0 x 11'1



Dining Room
17'3 x 12'2

Kitchen
13'4 x 6'

Bedroom One
12'2 x 12'

Bedroom Two
12'0 x 11'1

Bedroom Three
8'8 x 7'11

Bathroom

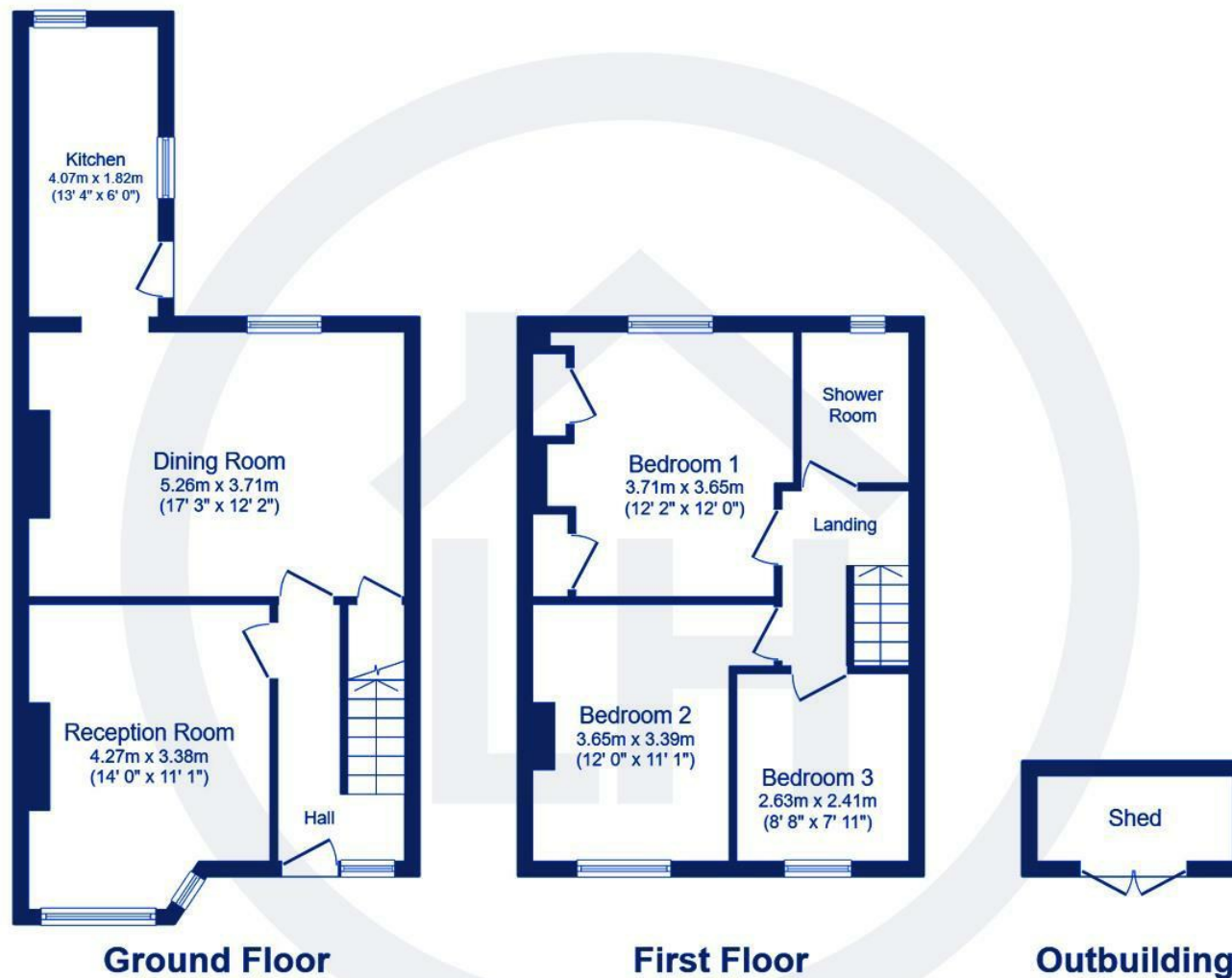
About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

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Total floor area 90.5 sq.m. (974 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely on their own inspection and measurements. www.focalagent.com



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		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		71
(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		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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