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Contact us on 020 7737 8047

Victoria Way , London, SE7

£275,000

Share of Freehold

Chain Free - A lovely Victorian one bedroom SOF apartment with private garden area.



### Local Transport

#### **Charlton**

Approx. 600 mtrs away  
Destinations: **London Bridge, Cannon Street, St Pancras Int, Thameslink services to the City.**

#### **53, 54, 380, 422 & 486**

Approx: 100 500 mtrs away  
Destinations: **Blackheath, Lewisham, Greenwich and North Greenwich tube station.**

One double bedroom

Share of Freehold

Private garden area

This stylish, 475 sq.ft one bedroom apartment, which comes with a share of the freehold and is being sold chain free, is to be found on the lower ground floor of a well-managed, period property on Victoria Way in Charlton. The apartment, which has recently been redecorated, provides nice amounts of space and has direct access to a private courtyard garden area as well as the extensive and well maintained communal rear garden.

There is a useful parade of shops at the top of Victoria Way within a few minutes' walk of the property and the more extensive facilities of Charlton Village and Blackheath Standard are no more than a 10 minute walk. In addition, the extensive shopping and entertainment facilities of Bugsby's Way are to be found at the other end of Victoria Way and the London Underground station at North Greenwich is less than 30 minutes away by bus.

Charlton railway station (which provides direct services into London Bridge (c.30 mins) and Cannon Street (34 mins) as well as Thameslink services into the City and St. Pancras International)) is within a ten minute walk of the flat. Most services call at Lewisham where you can connect with DLR services.

Frequent bus services are also available within a few minutes walk, which can take you directly to Blackheath, Lewisham, Greenwich and North Greenwich tube station.

You approach the property through the well maintained front garden and take the passageway to the right hand side down into the rear garden where you will find the apartment's private front door in a small hallway serving this and one other apartment.

On entering the apartment you find yourself in the hallway. To your left is the bedroom. This is a spacious double room with high ceilings and space for ample storage. From the bedroom a large casement window, looks out onto the apartment's private garden area. Opposite the bedroom is the bathroom. This is nicely fitted with a white three-piece suite, comprising bath with over bath shower, hand basin and low level WC. There is also a heated towel rail.

Returning to the hallway, you pass a very useful storage cupboard at the far end before turning left into the reception room.

The reception room is, again, a high ceilinged and bright room. There is a large casement window and double, fully glazed doors, looking out from the reception room to the front onto the apartment's private garden area.

From the reception room a doorway leads into the kitchen. The kitchen is fitted with a range of painted wooden units with a granite effect work surface. There is an integrated oven and hob and space for a freestanding washer/dryer and fridge freezer.

Externally the apartment benefits from a private garden area, which is accessed via the double doors from the reception room, as well as access to the extensive communal garden to the rear.



The private garden area is mostly laid to shingle with a small paved seating area immediately outside the double doors from the reception room. It provides the perfect spot for drinks or a barbecue with friends during the warmer months. The communal gardens to the rear are extensive and well maintained by a gardener who visits regularly. It comprises large lawned areas with some seating dotted about. At the far end of the garden is a gated parking area (accessed via Wellington Mews) where each apartment in the building has an allocated parking space. There is also unrestricted parking on Victoria Way itself.

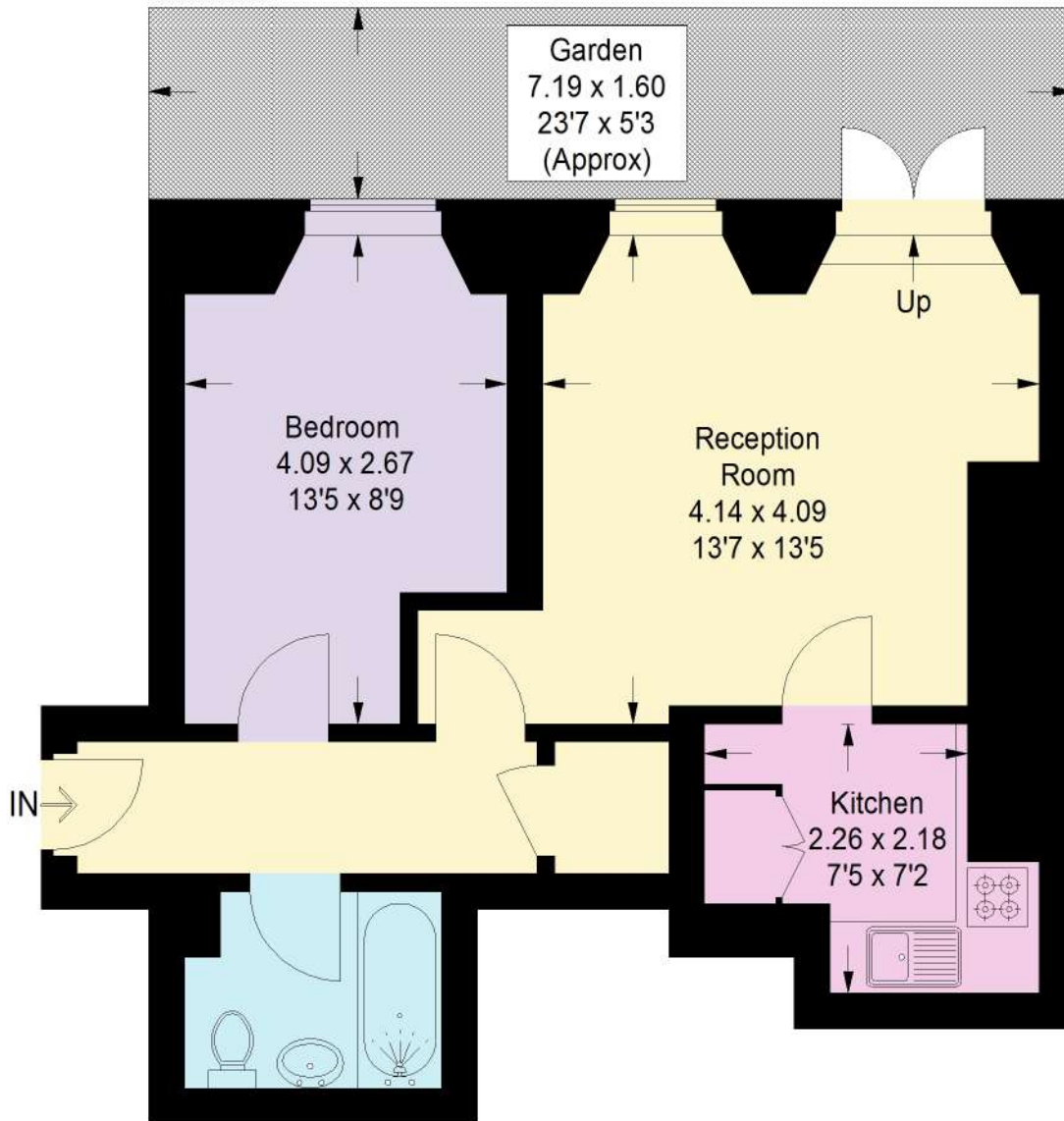
This lovely apartment in this well managed freehold building, would be an excellent first home for somebody or, alternatively, a brilliant buy to let investment, with the most recent letting achieving £1,400 pcm. It is ready to move into and comes with a share of the freehold. It is being sold chain free and is excellently located. Your early viewing is recommended.

This property is being marketed on behalf of somebody connected with No-Flies Estate Agents.



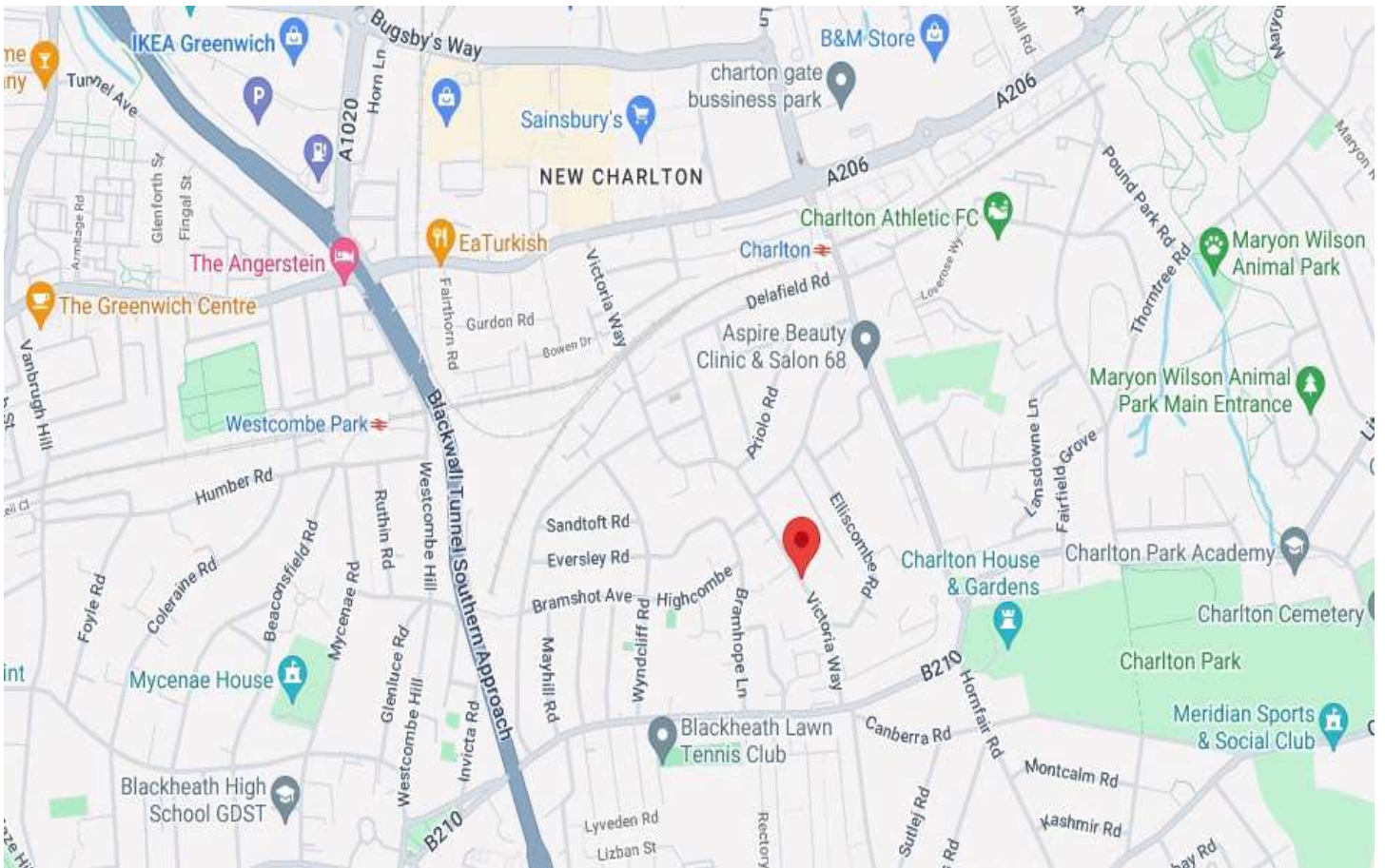
# Victoria Way, SE7

Approximate Gross Internal Area  
44.1 sq m / 475 sq ft



## Lower Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1038204)



Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>94 A</b>
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	<b>63 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

To arrange a viewing of this property please call us on 020 7737 8047 or visit [www.no-flies.co.uk](http://www.no-flies.co.uk) for further details.

Viewing strictly by appointment only with No-Flies.