



## CHARLTON CHURCH LANE, SE7

£315,000

Private garden flat  
One bedroom  
Ground floor  
Share of freehold  
Chain free  
Energy rating: c

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# ABOUT THE PROPERTY

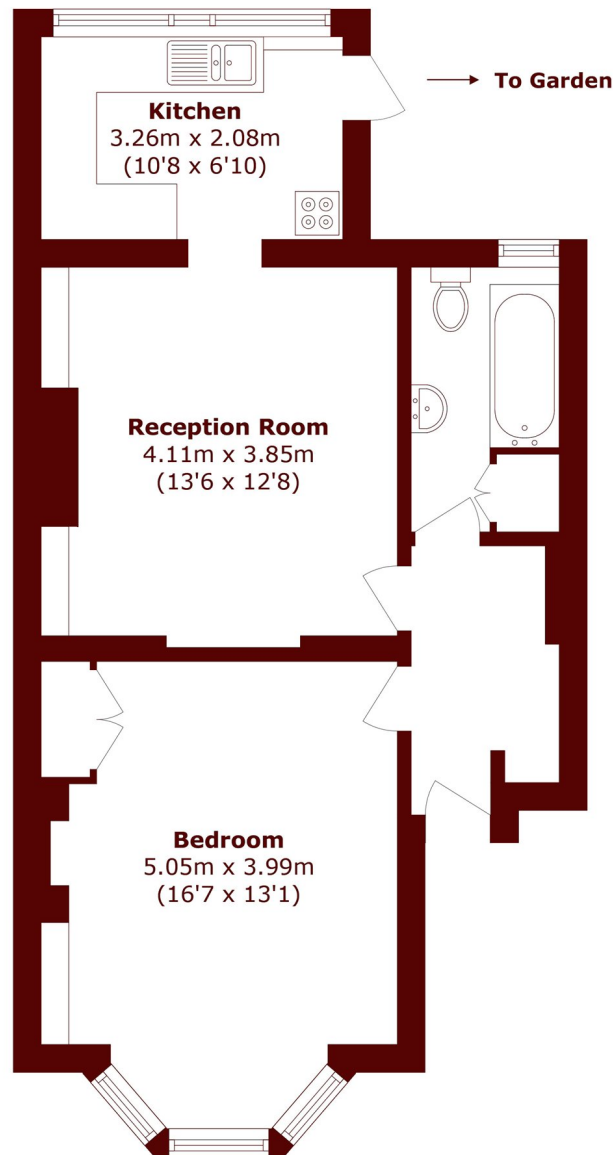
Guide Price £300,000 - £315,000

Beautifully presented ground floor flat with private garden access, ideally located near Charlton station and local amenities. Offered chain free with a share of freehold, this superb one bedroom home features a spacious double bedroom, modern bathroom, stylish open plan kitchen/living area, and excellent storage. Ideal for first time buyers, downsizers, or investors.

A short walk to Charlton station with a direct train which takes you into London Bridge in just over 20 minutes. With direct bus routes to North Greenwich underground station and easy access to Greenwich Shopping Park.



# STEP INSIDE CHARLTON CHURCH LANE



Total area (approx.): 52.2 sq. m (561.8 sq. ft)

**Charlton**  
020 8293 0454

Energy Rating: C We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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