



## CHARLESFIELD, SE9

£220,000

- One bedroom first floor flat
- Private balcony
- Communal gardens
- Low service charge
- Ideal first-time purchase
- Energy rating: d



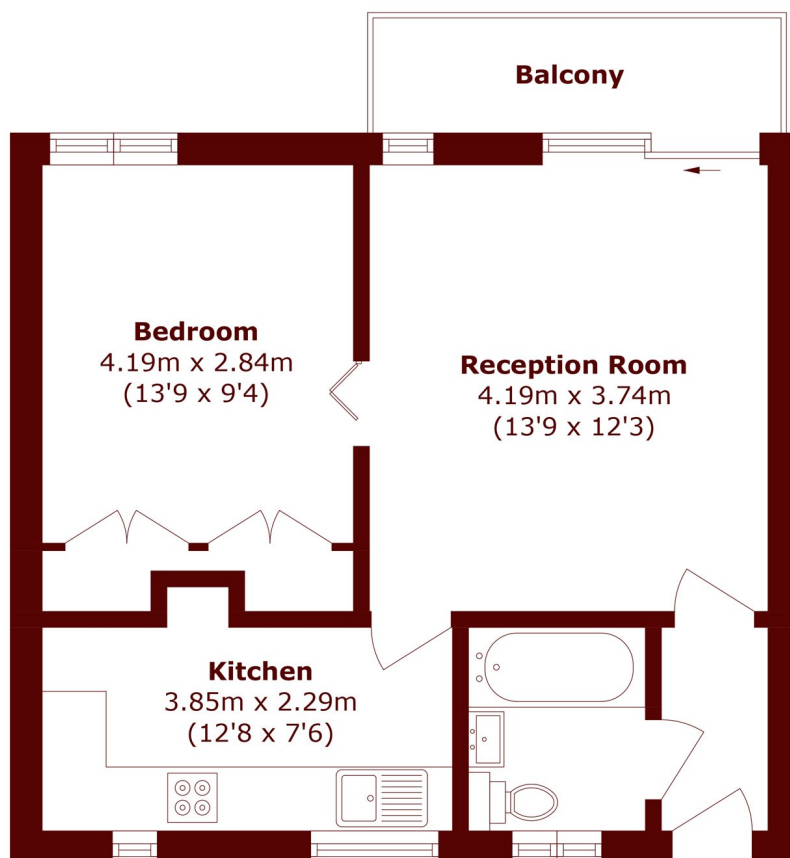
# ABOUT THE PROPERTY

An inviting one bedroom first floor apartment in Charlesfield, offering approximately 470 sq ft of living space. The property comprises a comfortable reception room, fitted kitchen, double bedroom and modern bathroom, with the added benefits of a private balcony, intercom system and access to communal grounds. Low service charges and ground rent make this an appealing option for first-time buyers and buy-to-let investors.

Located in Charlesfield, the property is within easy reach of both Grove Park and Mottingham railway stations, offering convenient connections into London.



# STEP INSIDE CHARLESFIELD



Total area (approx.): 42.6 sq. m (458.5 sq. ft)

Balcony area (approx.): 4.4 sq. m (47.4 sq. ft)

Lee  
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Energy Rating: D 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

MARSH &  
PARSONS