

COCKBURN
ESTATE AND LETTINGS AGENTS

Charlesfield

SE9 4PP



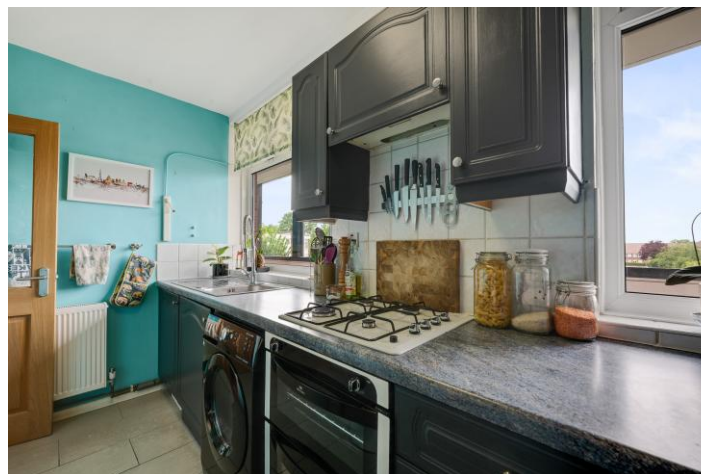
Discover this inviting one-bedroom apartment, featuring a private balcony and access to communal grounds, perfectly positioned within easy reach of excellent transport links.

This first-floor flat offers 470 sq ft of well-designed living space, including a comfortable reception room, a double bedroom, fitted kitchen and a modern bathroom. The private balcony provides a pleasant outdoor retreat, complementing the communal garden access. For convenience and security, the property benefits from an intercom system.

This home is an ideal opportunity for first-time buyers looking to step onto the property ladder or for those seeking a smart buy-to-let investment. With low service charges and ground rent, it presents an attractive and cost-effective option.

Located in Charlesfield, the property boasts excellent connectivity. Both Grove Park and Mottingham Railway Stations are within easy reach, offering convenient services for commuters. On-street parking is available, and residents can enjoy the communal grounds, perfect for shared outdoor enjoyment.

Lease Length 89 Years
Service Charge £1,200 Per Annum
Ground Rent £10 Per Annum
(all figures are approx.)



Key Features:

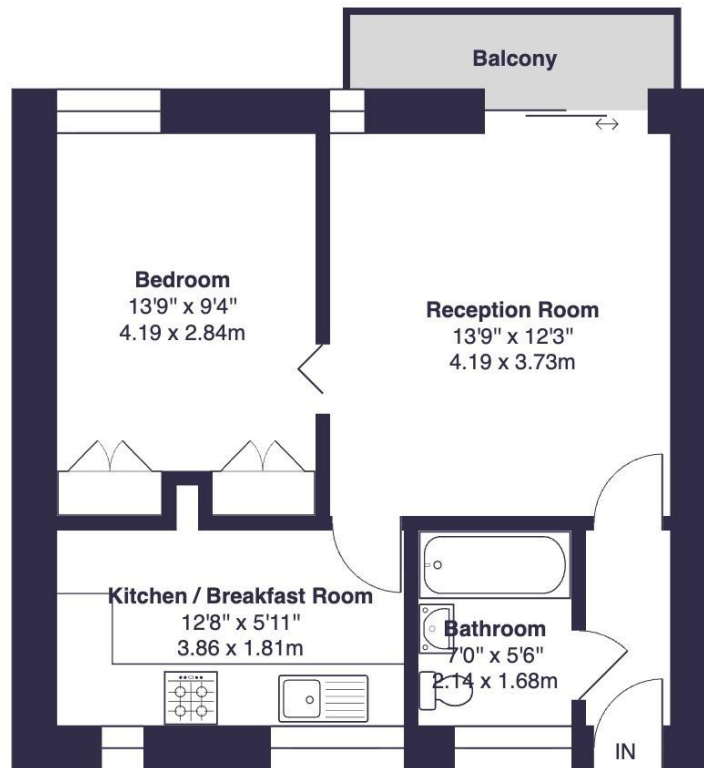
- ❑ First Floor Flat
- ❑ One Double Bedroom
- ❑ Intercom System
- ❑ Private Balcony
- ❑ Communal Grounds
- ❑ Within Easy Reach Of Both Grove Park + Mottingham Railway Stations
- ❑ Ideal For First Time Buyers Looking To Get Onto Property Ladder
- ❑ Perfect Buy To Let Investment
- ❑ Low Service Charges + Ground Rent
- ❑ Council Tax Band B - London Borough Of Lewisham





Charlesfield, SE9

Approximate Gross Internal Area = 470 sq ft / 43.7 sq m



First Floor

EPC: D

COUNCIL TAX BAND: B

TENURE: Leasehold

For more information on this property or to arrange a viewing please call the office on

0208 859 8590

Alternatively, you can scan below to view all of the details of the property online.



352 Footscray Road
New Eltham
London
SE9 2EB

This floor plan was produced using RICS measurements standards 2nd edition.
For layout guidance only and not drawn to scale unless stated. Window and door openings are approximate.
Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.
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