

Lot 11

Flat B, 44 Swallowfield Road,  
Charlton, London, SE7 7NR

By order of a major  
housing association



All enquiries Ref: Brian Grante

- Long leasehold first floor self-contained flat requiring updating
- Full vacant possession

**Location:**

The property is situated on Swallowfield Road. Public transport links include Charlton mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A206 and A102. Shopping amenities can be found locally within the Greenwich or Charlton Retail Park, with an extensive range of shops, bars and restaurants being found in Greenwich Peninsula and Woolwich Town Centre. Recreational pursuits can be found locally at the open spaces of Charlton Park and Maryon Wilson Park or along the River Thames to the north.

**Accommodation (Approx 54m<sup>2</sup> / 584 sq ft):**

Entrance hall, two bedrooms, reception room, kitchen, bathroom/WC

**EPC rating:**

To be advised

**Council Tax Band:** C

**Lease:**

To be sold on a new lease for a term of 990 years at a peppercorn ground rent

**To view:**

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

