



HARRISON INGRAM

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**Elliscombe Road, Charlton,
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£280,000

When looking for your new home does LOCATION, CHAIN FREE, SHARE OF FREEHOLD, OWN GARDEN & SCOPE TO UPDATE TO YOUR OWN TASTE & BUDGET form part of your "wish" list? If YES, then read on.

Forming part of this attractive period property is this spacious, GROUND FLOOR conversation flat which is SUPERBLY SITUATED for BUSY COMMUTERS as the property is in an ideal location for all transport links including; Charlton Station which offers a fast link to the City and West End (London Bridge approximately 20 minutes), Greenwich North (Jubilee Line), plus easy access for the A2 London and Kent bound and frequent bus ride to the 02 Arena.

SHOPPING - Great facilities close by with local shops and Charlton Village which has an array of shops, CHARLTON RETAIL PARK includes; IKEA, Marks and Spencer, Sainsburys and MUCH, MUCH MORE.

BLACKHEATH STANDARD & GREENWICH are also within close proximity where you will find a variety of independent shops, boutiques, bars, pubs, restaurants and cafés.

For those of you considering SCHOOLS, there is a great choice of Primary Schools nearby as well as a number of independent schools and nurseries close by.

This may sound like an Estate Agents cliche, however, we feel this is a SUPERB OPPORTUNITY to acquire a long term home at a REALISTIC PRICE and we suggest an EARLY APPOINTMENT TO VIEW.

The accommodation and features include; share of Freehold with over 900 years remaining on the Lease, spacious lounge with bay window and feature fireplace, separate dining room which leads through to the kitchen, double bedroom with feature fireplace and patio doors LEADING DIRECTLY ONTO THE PRIVATE GARDEN, CELLAR, bathroom with white suite, gas central heating and double glazing.

COMMUNAL HALL

Accessed via part glazed entrance door, coved ceiling.

ENTRANCE HALL

Part glazed entrance door, carpet as fitted, dado rail, radiator, door to:-

CELLAR

Excellent space for additional storage, gas and electric meters, main fuse box.

LOUNGE

Large double glazed bay window to front, coved ceiling, picture rail, radiator, carpet as fitted, feature wrought iron fireplace with coloured tiled inset and hearth, radiator, double doors which can be opened through to:-

BEDROOM

Double glazed patio doors leading onto garden, centre ceiling rose, picture rail, radiator, carpet as fitted, feature wrought iron fireplace with coloured tiled inset and hearth.

DINING ROOM

Double glazed window to side, picture rail, built in larder cupboard, built in storage cupboard, feature fireplace with wood surround and mantle and tiled inset, carpet as fitted, radiator, part glazed door through to:-

INNER HALL

Double glazed door to garden, tiled floor.

KITCHEN

Double glazed window overlooking the garden, range of wall, drawer and base units, fridge/freezer, washing machine, built in electric oven and inset gas hob with extractor above, ample worktop space, inset 1.5 bowl sink unit with chrome mixer tap, boiler for central heating and hot water, tiled floor.

BATHROOM

White suite comprising; panelled bath with chrome mixer tap/shower attachment, pedestal wash hand basin with chrome taps, low level wc, fully tiled to bath area and extensively tiled to splashback areas, tiled floor, extractor fan, radiator.

GARDEN

Large private garden to rear, outside tap and pedestrian side access.

