



HARRISON INGRAM

Windy Corner, 101A Birchwood Road, Wilmington,
Kent, DA2 7HQ

Tel: 0208 8859 4419

Email: info@harrisoningrameltham.co.uk

Web: www.harrisoningram.co.uk

**Elliscombe Road, Charlton,
London, SE7 7PY**



£325,000

When looking for your new home does LOCATION, CHAIN FREE, SHARE OF FREEHOLD *, 999 YEAR LEASE form part of your "wish" list? If YES, then read on as this REALISTICALLY PRICED property could tick all the right boxes.

Forming part of this attractive period END OF TERRACE property is this spacious, FIRST 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 O2 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 cliché, 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 will be obtained when both ground and first floor flats have completed to new owners, spacious lounge with bay window and feature fireplace, fitted kitchen, two double bedrooms, bathroom with white suite, gas central heating and double glazing.

ACCOMMODATION

COMMUNAL HALL

Part glazed entrance door, coved ceiling.

ENTRANCE HALL

Part glazed door, Carpet, electric meter and fuse box, stairs leading to:-

LANDING

Split level, radiator, access to loft x 2, picture rail.

LOUNGE

15' 5" x 10' 8" (4.70m x 3.25m) UPVC double glazed bay window to front, radiator, laminate flooring, feature fireplace.

Important Notice - any areas, measurements or distances are approximate. The text, photographs, are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Harrison Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves upon inspection.

KITCHEN

9' 7" x 6' 5" (2.92m x 1.96m) UPVC double glazed window to front, matching range of wall, base and drawer units, boiler for central heating and hot water, inset stainless steel sink unit with chrome mixer tap, half tiled walls, washing machine, fridge/freezer, Built in stainless steel electric oven and inset 4 ring gas hob with extractor above, laminate flooring.

BEDROOM 1

12' 11" x 11' 9" (3.94m x 3.58m) UPVC double glazed window to rear, radiator, fitted carpet.

BEDROOM 2

12' 7" x 9' 7" (3.84m x 2.92m) UPVC double glazed window to rear, radiator, fitted carpet.

BATHROOM

Frosted UPVC double glazed window to side, white suite comprising bath with chrome taps, pedestal wash hand basin with chrome taps, built in shower cubicle, low level WC, heated radiator/towel rail.