



HARRISON INGRAM

156 Well Hall Road,
Eltham, London, SE9 6SN

Tel: 0208 8859 4419

Email: info@harrisoningrameltham.co.uk

Web: www.harrisoningram.co.uk

**Victoria Way, Charlton, London,
SE7 7NX**



£369,950

When looking for your new home does LOCATION, CHAIN FREE & SHARE OF FREEHOLD form part of your "wish" list? If YES, then read on.

Forming part of this imposing semi detached 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 Charlton Village which has an array of shops, CHARLTON RETAIL PARK includes; IKEA, Marks and Spencer, Sainsburys and MUCH, MUCH MORE.

Blackheath Standard and Greenwich are also within close proximity where you will find a variety of independent shops, boutiques, bars, 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.

The accommodation and features include; share of Freehold with over 900 years remaining on the Lease, spacious lounge which overlooks the garden, fitted kitchen/breakfast room which has ample space for a table and chairs, bathroom with white suite, two good size bedrooms, gas central heating and off road parking on driveway.

COMMUNAL HALL

Enter this impressive hallway via part glazed entrance door, high ceiling, fitted carpet to hall and runner to the stairs, high skirting, fitted meter cupboard, stairs leading to a half landing with window to rear overlooking the garden.

ENTRANCE HALL

Hardwood entrance door, radiator, stripped and varnished floor boards, deep understairs storage cupboard housing electric main fuse box, smoke alarm.

LOUNGE

4.84m x 3.26m (15' 11" x 10' 8") Large sash cord window to rear overlooking garden, picture rail, stained and varnished floor boards, storage heater behind decorative cover.

KITCHEN

5.63m x 1.95m (18' 6" x 6' 5") Large sash cord window to front, fitted with matching range of wall, base and drawer units, built in electric stainless steel electric oven, inset 4 ring electric hob with extractor above, stainless sink unit with chrome mixer tap, plumbed for washing machine, ample worktop surfaces, quarry tiled floor, radiator, boiler for central heating and hot water.

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.

BEDROOM 1

4.41m x 2.73m (14' 6" x 8' 11") Large sash cord window to front with shutters, picture rail, radiator, stained and varnished floor boards.

BEDROOM 2

4.26m x 2.54m (14' 0" x 8' 4") Sash cord window to front, picture rail, stained and varnished floor boards, radiator, storage heater behind decorative cover.

BATHROOM

2.01m x 1.81m (6' 7" x 5' 11") White suite comprising panelled bath with chrome taps, independent electric shower, shower rail and curtain, vanity wash hand basin with chrome mixer tap and cupboard under, low level WC, fully tiled walls, tiled floor, extractor, shaver socket.

GARDEN

Own section of well maintained garden.

PARKING

Off road parking on driveway.