



**HARRISON INGRAM**

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



**Offer in Excess of £600,000**

RARE OPPORTUNITY to CONVERT TWO FLATS BACK INTO SINGLE HOUSE (deconversion) must check with council planning!!!!

The flats form part of this attractive END OF TERRACE property and are also being marketed to sell as two separate dwellings so may also appeal to long term investors and will also be offered CHAIN FREE.

The LOCATION IS SUPERB as it is within close proximity of many amenities and transport links for BUSY COMMUTERS as the property is in an ideal location for 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 boutiques, bars, pubs, restaurants and cafés.

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.

FOR THE ACCOMMODATION AND FEATURES, PLEASE REFER TO THE MARKETING OF THE FLATS (£280,000 and £325,000)