



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

**Inigo Jones Road, Charlton,
London, SE7 8PQ**



£1,100 pcm

EARLY VIEWING OF this ground floor flat with its OWN PRIVATE GARDEN is essential to AVOID CERTAIN DISAPPOINTMENT.

Popular location being close to parkland and Lido, CHARLTON VILLAGE and STATION, bus routes to North Greenwich tube and the Elizabeth line, and easy access to the A2 for road connections. Further SHOPPING FACILITIES can be found at Charlton retail parks (Marks & Spencer, Sainsbury and IKEA), 02 Arena with a shopping mall, cable car and cinema plus Greenwich and Woolwich offer local markets, cafes, restaurants, bars and open spaces.

Freshly decorated in neutral colours throughout, the property boasts ONE BEDROOM, lounge, FITTED KITCHEN, bathroom with white suite, double glazed, gas central heating and ENTRYPHONE SYSTEM. The property also boasts double glazing and gas central heating, NEW fitted carpets and private garden to rear.

COMMUNAL HALL

Security entry phone system.

ENTRANCE HALL

UPVC double glazed door, fitted carpet, entry phone.

LOUNGE

12' 4" x 12' 1" (3.76m x 3.68m) UPVC double glazed windows to front, built in cupboard housing electric meter and main fuse box, fitted carpet, radiator, door to:-

BEDROOM

11' 6" x 10' 8" (3.51m x 3.25m) UPVC double glazed windows to front, radiator, fitted carpet.

KITCHEN

10' x 7' 9" (3.05m x 2.36m) Double glazed window to rear and UPVC door leading onto garden, fitted with matching range of wall, base and drawer units, electric cooker, washing machine, fridge/freezer, inset stainless steel sink unit with chrome taps, boiler for central heating and hot water, tiled to splashback areas, ample worktop surfaces, vinyl floor covering, radiator.

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.

BATHROOM

Frosted double glazed window to rear, white suite comprising panelled bath with chrome mixer tap/shower attachment, shower rail and curtain, small wash hand basin with chrome taps and low level WC, radiator, extractor, tiled to splashback areas.

GARDEN

Paved patio area, lawn, shed, side gate leading to the communal back entrance door.