



**To be sold via unconditional auction
(28-day immediate exchange)**



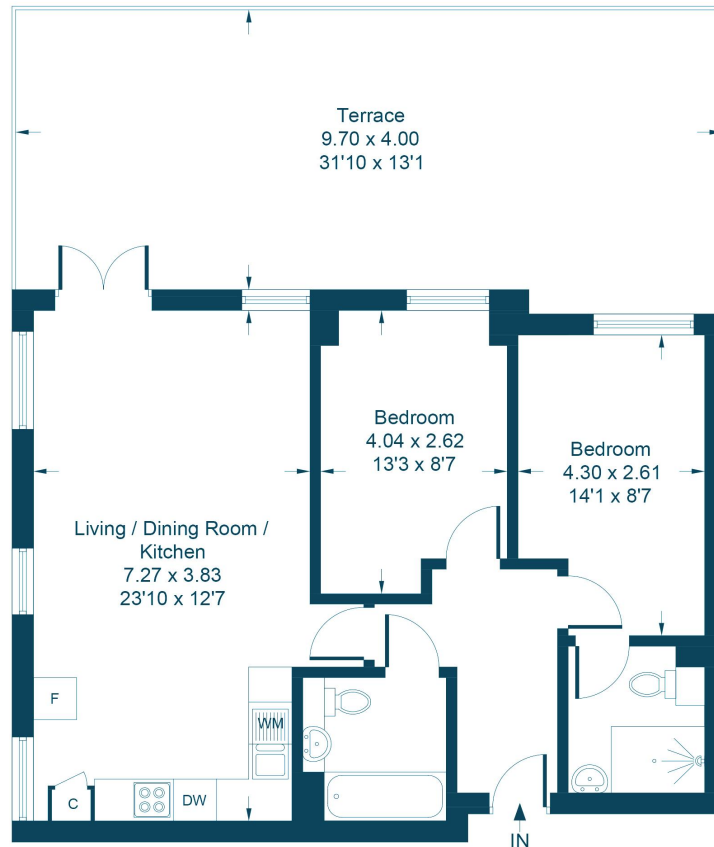
- ✓ **TO BE SOLD BY PROPERTY SOLVERS ONLINE AUCTION
(UNCONDITIONAL 28-DAY / IMMEDIATE EXCHANGE)**
- ✓ Bidding opens on Thursday 5th May at 12:00 and closes on Wednesday 11th May at 12:00 with a GUIDE PRICE of £240,000 - CASH BUYERS ONLY
- ✓ London 'Zone 3' location
- ✓ Ideal first time or investment purchase
- ✓ 2 double bedrooms
- ✓ Large open plan lounge kitchen
- ✓ Large north facing terrace
- ✓ Gas central heating and UPVC double glazing
- ✓ Allocated underground parking
- ✓ 125 years remaining on the lease (GR = £350 pa / SC = £6,000 pa)





Floor Plan

Approximate Gross Internal Area = 65.85 sq m / 709 sq ft



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

Property Particulars



Living Room 1

7.27m x 3.83m (23.10ft x 12.70ft)



Bedroom 1

4.04m x 2.62m (13.30ft x 8.70ft)



Bedroom 2

4.30m x 2.61m (14.10ft x 8.70ft)



Balcony

9.70m x 4.00m (31.10ft x 13.10ft)

Overview

This two bedroom energy efficient flat is situated in a popular area of Greenwich.

Description

Hallway - The front door leads into the hallway provides access to all rooms | **Lounge/Kitchen** - Generously proportioned with windows to two elevations, wooden flooring, French doors leading to large terrace. Stylish kitchen featuring: a range of modern floor and wall mounted cupboards, window to external wall, integrated oven + hob with extractor hood, stainless steel sink with drainer and mixer tap, space for washing machine, tiled walls | **Bedroom 1** - A generously proportioned double room featuring: window, wooden flooring, ceiling mounted light fitting | **Bedroom 2** - A double room featuring: window, wooden flooring, ceiling mounted light fitting | **Bathroom** Bath with shower, white toilet, white basin, floor to ceiling tiling, tiled flooring | **Shower Room** - Features: large white shower enclosure, white toilet, white basin, floor to ceiling tiling, tiled flooring.



Energy Rating

An Energy Assessor visited the property in 2010 and gave this property an Energy Rating of C.

EPC ratings are measured on a scale from A (most efficient) to G (least efficient). The certificate is valid for 10 years.

For a property to achieve a C rating it must score 69-80 Standard Assessment Procedure points.

Score

Energy Rating

92+

A

81-91

B

69-80

C

78 | C

55-68

D

39-54

E

21-38

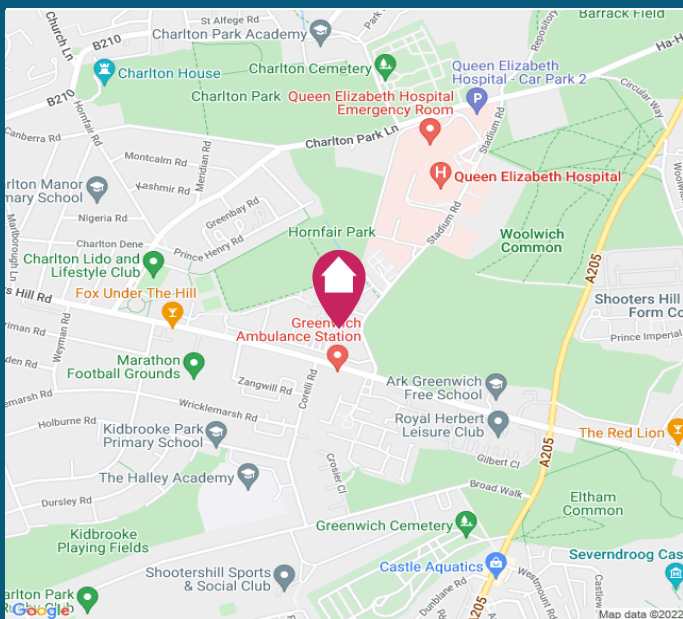
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1-20

G



Location



The property is surrounded by green spaces and is a short distance from the River Thames as well as being surrounded by good schools (see below) and the Queen Elizabeth Hospital, this property would also be an attractive purchase for an investment landlord. The property is also within close proximity of Charlton Station which provides a regular service to London Bridge.



Schools

- ✓ Ark Greenwich Free School (Ofsted-rated 'Good') is 0.3 miles away
- ✓ Kidbrooke Park Primary School (Ofsted-rated 'Good') is 0.33 miles away
- ✓ Charlton Manor Primary School (Ofsted-rated 'Good') is 0.49 miles away
- ✓ Charlton Park Academy (Ofsted-rated 'Good') is 0.52 miles away
- ✓ Cherry Orchard Primary School (Ofsted-rated 'Good') is 0.58 miles away
- ✓ Christ Church Primary School (Ofsted-rated 'Outstanding') is 0.68 miles away

More Information

- ✓ Auction Terms + Conditions
- ✓ Anti-Money Laundering(AML) Requirements
- ✓ Auction Legal Pack(registration required)
- ✓ Auction Buyer's Guide

Our enquiry line - **0800 044 3797** - is open 24 / 7 and we're happy to answer any questions. Please also make enquiries via the **auction listing** directly.

Viewings

Viewings available 7 days a week (excluding Christmas and Boxing day).

All viewers must observe our COVID-19 Viewing Policy



Notice to Bidder

Please be aware that if your bid is successful on auction day, the exchange of contracts will happen immediately after the Auction.

As part of the Property Solvers Online Auction process, bidders will be required to register online and provide proof of ID documents (passport and photo driving license).

For a full list of requirements please see the legal pack documents.



Buyer Reservation Fee

A fee of 2% + VAT (non-refundable) will be due from winning bidder.



Auction Finance

Property Solvers is fully available to assist with **auction / bridging finance**.

Please **click here to complete our form** or email us at **auctions@propertysolvers.co.uk**.