



Charlton Riverside SE7  
£325,000

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**Description:**

Spacious and well-presented first floor flat in the popular Charlton Riverside area. If a convenient location for public transport is important for you, then this could be the perfect property as Charlton Station is 0.4 (9 minute walk) miles away according to Google Maps. Alternatively, the bus services (486, 472 and 161) are available to North Greenwich giving access to the Jubilee Line. In addition, bus services 180 and 177 take you to Greenwich and the DLR.

In terms of local shops, you have the brand new flag-ship M & S and Sainsburys are a stones throw away, so you never go hungry again! Just a little further on shops on the Greenwich Peninsula include: Next, River Island, H & M and Boots.

The flat itself has its own front door and stairs taking you up to the first floor accommodation. There is a good size lounge overlooking the communal green. From the kitchen there is a door that leads out to a balcony and staircase which takes you down to your own private garden. There are two double bedrooms and bathroom to include bath with shower attachment, hand basin and toilet. The flat is double-glazed and centrally heated. All in all, a lovely home in a wonderfully convenient location.

We understand from the vendor that there are approximately 112 years remaining on the lease.



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**Directions:** Turn left out of Charlton Station and cross over the road at the lights and immediately cross over the dual carriageway (A206). Keep to the right, continuing on Anchor and Hope Lane, pass the roundabout, Atlas Gardens is the second turning on the right.**Tenure:** Leasehold

Lease term years from

**Ground Rent:** £10 pa**Service Charge:** £340 pa**Council Tax Band:** B - £992.37

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**Room Dimensions:**

First Floor

Lounge **15' x 13'5**

Kitchen **11'6 x 8'11**

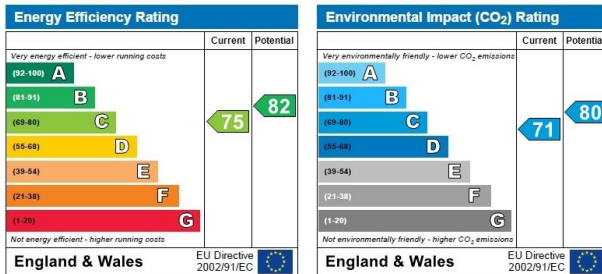
Master Bedroom **13'5 x 11'2**

Bedroom Two **12' x 11'2**

Garden **22'8 x 15'**



Please refer to [www.jdmestateagents.com](http://www.jdmestateagents.com) to see our full Area Guides.

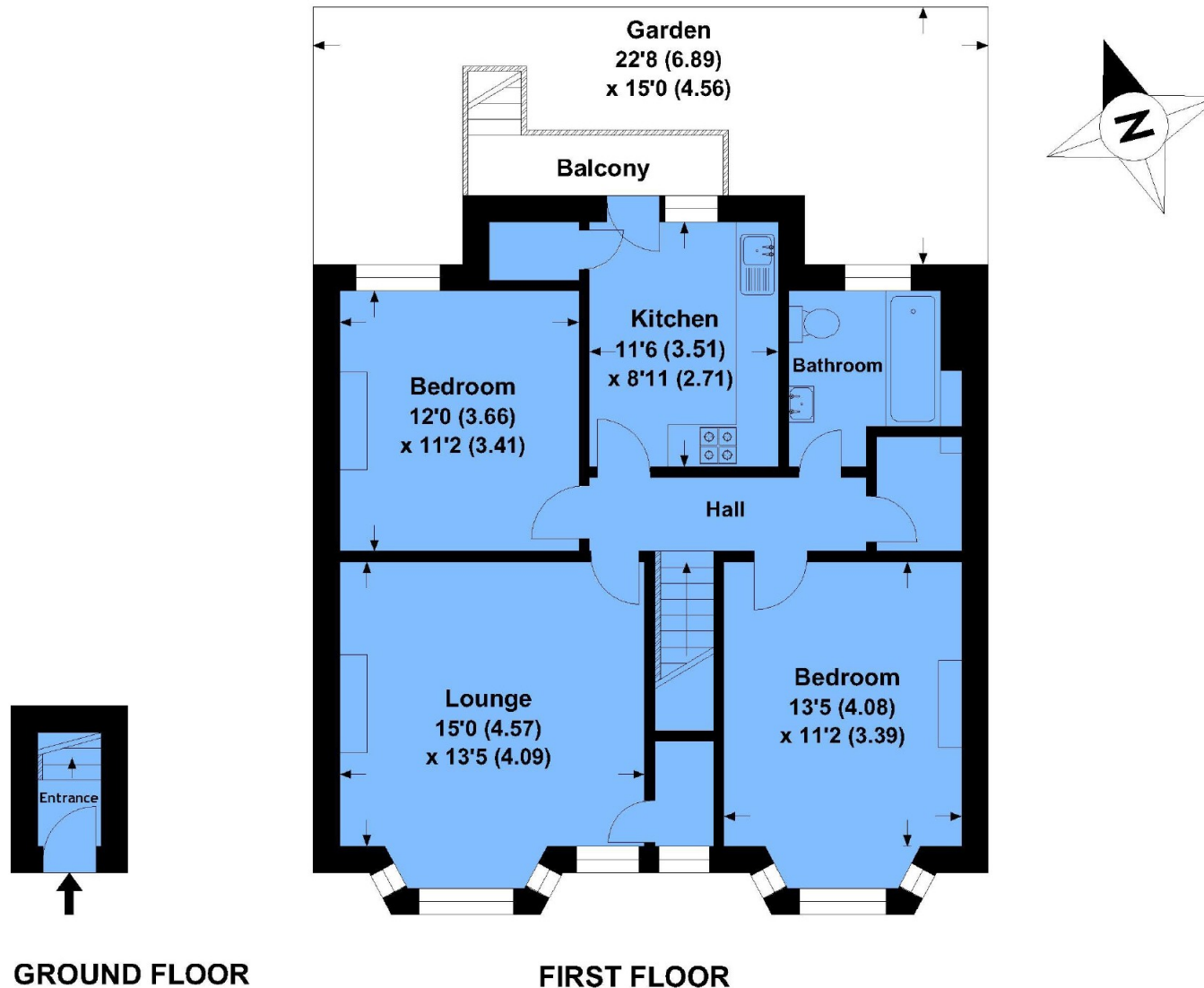


Please contact the branch for a complete copy of the EPC document



# Atlas Gardens

APPROX. GROSS INTERNAL FLOOR AREA 833.67 SQFT / 77.45 SQM.



This is for guidance only, not to scale and must not be relied upon as a statement of fact.  
Attention is drawn to the notice on these particulars.

**IMPORTANT NOTICE**

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

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