



**FAIRTHORN ROAD, CHARLTON, SE7 7FS**  
**£300,000 LEASEHOLD**

**A SPACIOUS ONE DOUBLE BEDROOM MODERN APARTMENT WITH A BALCONY AND OFF STREET PARKING FOUND ON THE FOURTH FLOOR OF THIS POPULAR MODERN DEVELOPMENT CONVENIENTLY LOCATED JUST 200 YARDS FROM WESTCOMBE PARK STATION.**

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## DESCRIPTION:

A spacious one double bedroom modern apartment with a balcony and off street parking found on the fourth floor of this popular modern development, conveniently located just 200 yards from Westcombe Park Station.

The property is in excellent decorative order with wood flooring, double glazed windows and gas fired central heating.

Set on the fourth floor, with a lift, the accommodation briefly comprises; a large 16'1 x 10'4 living room with balcony and a semi-open plan but separate modern kitchen. There is a good sized 12'0 x 10'11 master bedroom with built in wardrobes and a modern bathroom. The property comes with a parking space.

The property is conveniently located just 200 metres from Westcombe Park Station and 1.3 miles from North Greenwich Jubilee. Greenwich Park is just 0.8 miles. The recently established shopping and entertainment peninsula of North Greenwich/Charlton is a few minutes' walk with a new Marks and Spencer, Sainsbury's, Ikea, many restaurants and the O2. The new Elizabeth Line (Crossrail) is also within close proximity.

## AT A GLANCE

- stylish apartment
- spacious
- one double bedroom
- large living room
- balcony
- off street parking
- very close to station
- close to shops

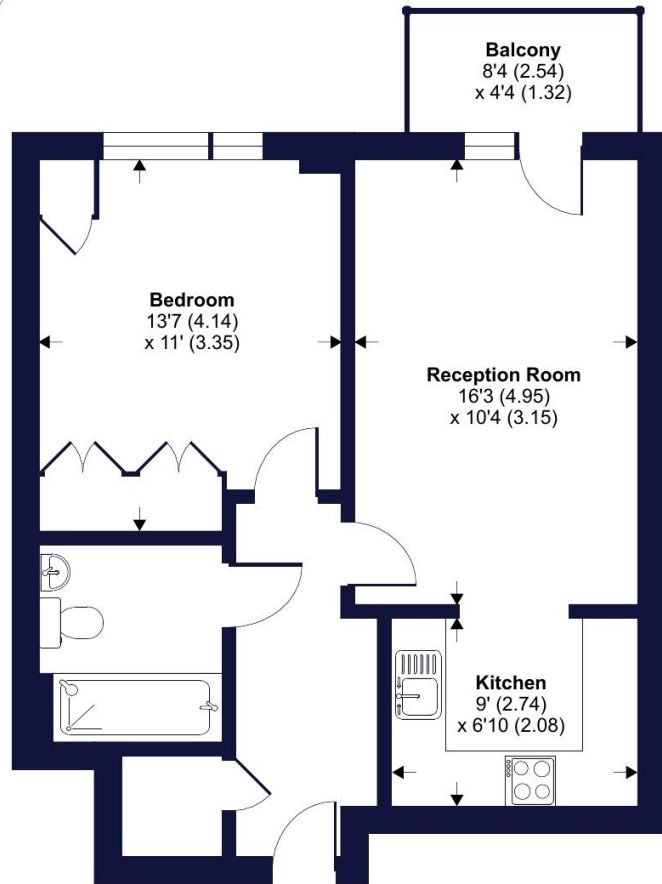




# Fairthorn Road, London, SE7

Approximate Area = 520 sq ft / 48.3 sq m

For identification only - Not to scale



**FOURTH FLOOR**



**Certified Property Measurer**

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection searches, enquiries, and full survey as to the correctness of each statement. Any area, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlchecon 2023. Produced for Winkworth. REF: 1133956

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100) <b>A</b>		89	89
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

