



HULFORD APARTMENTS, CHARLTON, LONDON, SE7
£365,000 LEASEHOLD

A SUPERB AND MUCH LARGER THAN AVERAGE, ONE BEDROOM, MODERN SPLIT LEVEL APARTMENT THAT IS FOUND ON THE GROUND AND FIRST FLOOR OF THIS NEWLY BUILT DEVELOPMENT IN CHARLTON, MEASURING AN IMPRESSIVE 734 SQ. FT AND LOCATED LITERALLY SECONDS FROM THE RETAIL PARK AND RAIL!

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DESCRIPTION:

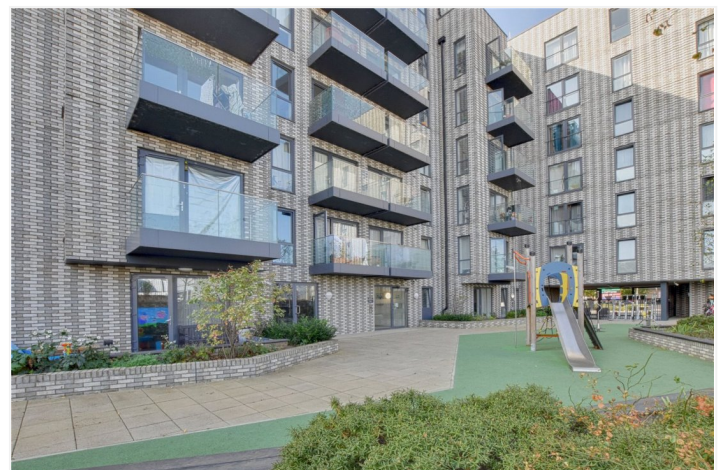
A superb and much larger than average, one bedroom, modern split level apartment that is found on the ground and first floor of this newly built development in Charlton, Measuring an impressive 734 sq. ft and located literally seconds from the retail park and rail!

In stunning order throughout, the property comprises a lovely reception room on the ground floor, which has a small galley open plan kitchen which is well presented and has fitted white goods. There is also a large storage room just off the kitchen. On the ground floor there is also a separate WC. Upstairs there is a super-size bedroom, which is double aspect and features excellent storage. This room leads onto a large covered balcony and there is also a lovely modern bathroom! Added benefits include communal grounds to the rear.

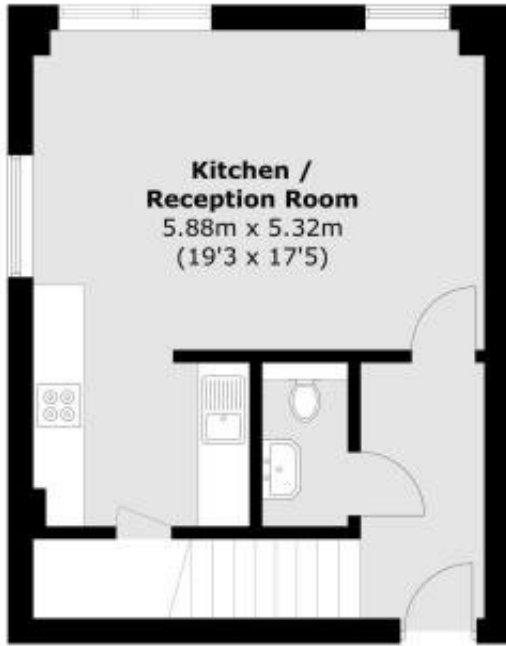
As mentioned this is in a really good location, just adjacent to Charlton retail park and is opposite a large M&S and Sainsbury. Charlton mainline rail is also just a few moments away. Your earliest viewing is certainly recommended.

AT A GLANCE

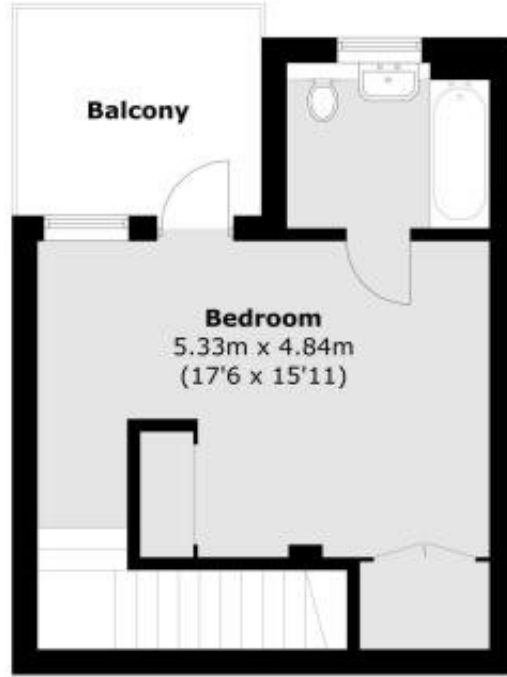
- stunning apartment
- one bedroom split level
- ground and first floor
- large covered balcony
- larger than average
- c734 sq ft
- huge main bedroom
- good storage
- communal grounds
- moments from retail park
- close to mainline rail







Ground Floor



First Floor

Total area (approx.): 68.2 sq. m (734.1 sq. ft)
 Balcony area (approx.): 7.1 sq. m (76.4 sq. ft)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		87	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 248 year

Service Charge: £3636 per annum

Ground Rent: £ 300 Annually (subject to increase)

Council Tax Band: tbc

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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