



Charlton SE7
Guide price £575,000 to £600,000

Description:

Built in 2009 this spacious and airy mid-terraced town house situated on a private road has undergone some reconfiguration resulting in a vastly improved property. The current vendors have swapped the kitchen and sitting room around allowing the kitchen to increase in size dramatically, and also giving direct access to the rear garden.

To the ground floor you will find a spacious entrance hall with stairs leading to the first floor along with a door leading to an integral garage with a large utility space and multifunction room behind. On the first floor the current vendors have crafted a wonderfully comfortable sitting room with window seat and a beautiful high specification kitchen-diner which leads to the private rear garden. These rooms are complimented by an additional cloakroom.

Leading up the stairs to the second floor you will find three double bedrooms along with a family bathroom. The existing NHBC (National House Building Certificate) guarantee offers peace of mind and is valid till 2019. We will be hosting an open day and recommend registering your interest at your earliest convenience.
*According to Google Maps.



Directions: From Charton Station head east towards Delafield Road. Turn right onto Delafield Road. Walk to the end of the road - becoming Inverine Road. Turn right onto Victoria Way. Turn left and arrive at Empire Close.

Tenure: Freehold

Council Tax Band: D-£1,275.91

Local Authority: Royal Borough of Greenwich



Room Dimensions:



Please refer to www.jdmestateagents.com to see our full Area Guides.

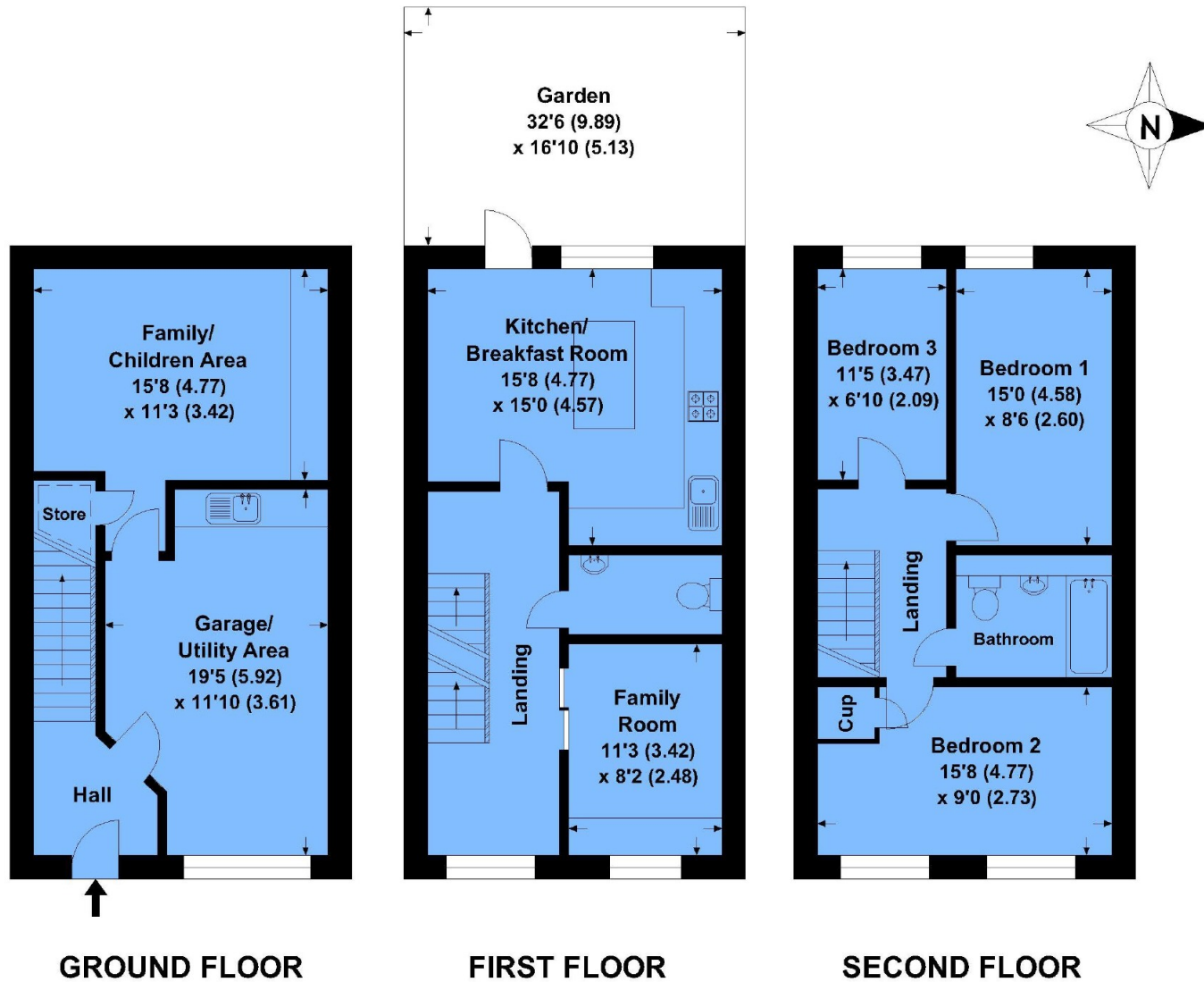
Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A			(92-100)	A		
(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
(1-20)	G			(1-20)	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		79	81	England & Wales		80	81
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

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



Empire Close

APPROX. GROSS INTERNAL FLOOR AREA 1462.12 SQFT / 135.83 SQM. INC GARAGE



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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