

**HARRISON
INGRAM**

**Elliscombe Road
Charlton, SE7 7PY**



£1,200 pcm

HIGHLY RECOMMENDED FOR EARLY VIEWING TO AVOID CERTAIN DISAPPOINTMENT!!!! Situated on an INCREDIBLY POPULAR residential road within close proximity to Charlton Village, mainline Station, bus routes, retail shopping outlet with IKEA, O2 and cinema complex is this SPACIOUS, UNFURNISHED, ground floor flat BOASTING DIRECT ACCESS TO LARGE PRIVATE GARDEN. The property offers versatile accommodation comprising; entrance hallway, ONE/TWO BEDROOMS (because of layout, it is currently being used as two receptions and one bedroom), lounge, bathroom and fitted kitchen. Additionally the property boasts feature fireplaces to lounge and bedrooms, gas central heating, double glazing, fitted carpets and neutral decor. The property is available from 13 SEPTEMBER 2019 for a single or professional couple only.

COMMUNAL HALL

Accessed via part glazed entrance door, fitted carpet.

ENTRANCE HALL

Part glazed entrance door, fitted carpet, access to cellar which offers ample storage space..

ROOM

16' x 10' (4.88m x 3.05m) Double glazed window to side, feature fireplace, fitted carpet and radiator.

ROOM

14' 2" x 12' 1" (4.32m x 3.68m) Double glazed bay window to front, feature fireplace, fitted carpet and radiator.

ROOM

12' 9" x 12' 1" (3.89m x 3.68m) Double glazed French doors to garden, feature fireplace, fitted carpet and radiator.

KITCHEN

Double glazed window overlooking the garden, range of wall, drawer and base units, fridge/freezer, washing machine, electric fan assisted oven and gas inset hob with extractor over, wall mounted boiler for central heating and hot water, ceramic tiled flooring.

LOBBY AREA

Ceramic tiled floor, double glazed door to side lending access to rear garden.

BATHROOM

White suite comprising; panelled bath with shower over, pedestal wash hand basin, low level wc, ceramic tiled floor, extractor fan and radiator.

GARDEN

Large private garden to rear.