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Flat 34 Charlesmere Gardens, Thamesmead, London, SE28
0NG

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Asking Price £200,000

Situated in the well-regarded Charlesmere Gardens development in West Thamesmead, this one-bedroom flat presents an exciting opportunity for first-time buyers and investors alike. Offering generous proportions throughout, the property is ideal for those looking to step onto the property ladder or add value through refurbishment.

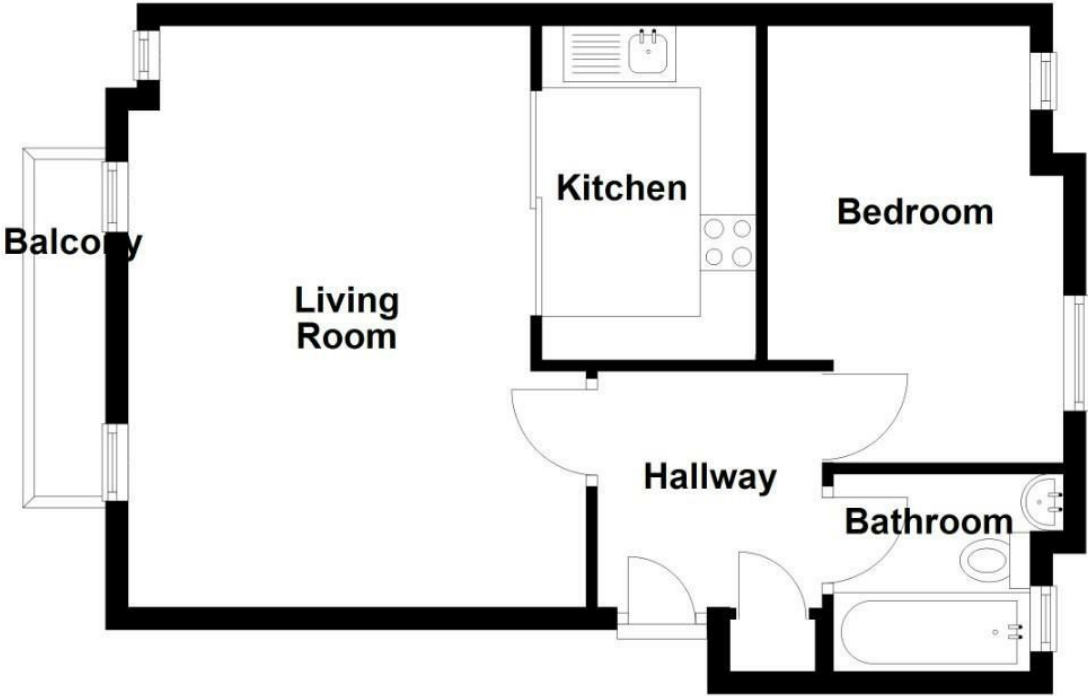
The flat features a well-proportioned living room that opens onto a small private balcony, offering a pleasant outdoor space to enjoy a morning coffee or some fresh air. Just off the living area, you'll find the kitchen, which is separated by sliding doors—providing the option of open-plan living or a more defined space when needed. The layout also includes a separate double bedroom and a bathroom, both offering scope for modernisation and personal touches to suit your style.

One of the property's standout features is its excellent location. Positioned within easy reach of Abbey Wood and Woolwich station—now benefiting from the high-speed Elizabeth Line—this flat offers swift and convenient access to Canary Wharf, Central London, and beyond. Local bus routes and nearby amenities add further convenience to everyday living, while the surrounding green spaces and Southmere Lake offer a peaceful setting.

With secure entry, this flat combines practical living with strong potential for future growth. Whether you're a first-time buyer seeking an affordable home in a well-connected area, or an investor looking for a property with room to enhance and increase value, this is an opportunity not to be missed.

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Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	56
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
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(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





